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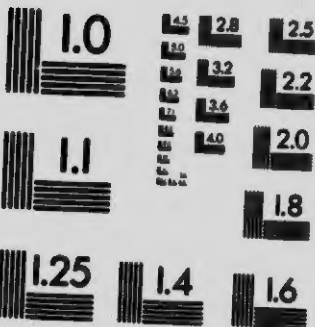


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Farming in Vancouver Island



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ACKNOWLEDGMENT.

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Farming in Vancouver Island.

A Book of Practical Suggestions.

ANY man who has health, industry, a knowledge of farming, or at least the love of country life, can prosper on a small farm in Vancouver Island. A farmer here is his own master, depending upon no man's favours. The landlord of his own freehold farm, he has complete security of tenure. No one can raise his rent—for he pays none—or take his land either to let to another tenant, to sell, or to use for other purposes. Much less capital is needed than he would require at home in order to acquire a freehold and provide against the emergencies of bad seasons and falling prices. Every capable and energetic man who has gone to Vancouver Island has made money. A practical knowledge of farming in the United Kingdom is an advantage, but (for reasons explained within) not a necessity.

THE NEW LIFE AND THE OLD.

At home the farmer is almost a proverb for his discontent. Nor does he grumble without cause. Often he has to struggle against adverse conditions, handicapped by rent or heavy mortgages. A bad season sets him back seriously. Two in succession may compel him to give up his farm. Difficulty in getting produce to market cripples the small farmer. Often he works under a load of debt. Circumstances which are no fault of his own may operate against him. If he is a yearly tenant, the misfortunes of his landlord may become his own ruin; the estate may be sold and the tenants turned out. New methods of taxation are destroying the old friendly relations between landlord and tenant. Only a very experienced man can hope to prosper, and even he needs luck. The more equitable land system of the New World favours the farmer, and he can without difficulty acquire his own freehold, while the bugbear of bad harvests is unknown if a man will use a reasonable amount of precaution in his

choice of crops and stock. The equable climate of Vancouver Island (which has the best-distributed rainfall in all Canada) makes harvests far less uncertain than they are at home. In the British Isles the farmer is very rarely able to save. At the end of 40 years' work he is fortunate if he still has as much capital as he started with. He has worked industriously, lived hard, and denied himself many luxuries, and all that his farm has done for him is to pay his living expenses. He is fortunate if out of debt.

His difficulties are increased through the fact that the soil is old and to some extent exhausted. It must be nursed and fertilised to make it productive. In Vancouver Island and Western Canada generally, the soil is virgin. Every penny spent on clearing and breaking it adds to its capital value, changing an unproductive forest, good only for wood cutting, into rich farm land, of which the value is always growing. The work of neighbouring farmers, or the mere influx of population which is always going on, increases the value of the settler's farm every year.

British Columbia, with all its great natural resources, has only just over 362,000 inhabitants (362,768 by the 1911 census), but immigration is rapidly developing, and early comers will reap the largest share of the inevitable profits.

In Western Canada, the farmer is almost invariably either rich or on the way to become rich. He is always in a position to save money if he likes. There has been a huge influx of farmers across the United States frontier, attracted by the highly favourable climate and markets, and by the success of the first comers. The Canadian Government is exceedingly anxious that the distinctively British tone of the community may be for ever preserved.

Farmers are very lightly taxed, because they are wanted. The markets are good and accessible—none of the farms described in this book are more than two miles from the railway, and some are right on the railway track (see maps). Access to markets is therefore easy and cheap. Although often described as "Fruit-lands," these are in reality farms suitable for almost every kind of crops and stock, and mixed farming is recommended on account of its special security. Vancouver Island is not subject to calamitously bad seasons, such as we meet with at home; but naturally not every crop is uniformly successful,



VICTORIA HARBOUR.



THE OUTSKIRTS OF VICTORIA, B.C.

and a "mixed" policy makes for the greatest safety. In no season ever experienced has there been complete failure of produce.

British Columbia (the Province of which Vancouver Island forms part) is importing farm produce at the present time. The land offered was originally granted by the Government as a subsidy to the Esquimalt and Nanaimo Railway, which has since been acquired by the Canadian Pacific—in an imperial sense by far the most important railway in the world. The Vancouver Island lines owned by the Canadian Pacific Railway have to earn dividends by carrying produce from these farms. Obviously the railway only wants successful farmers, and farms will only be sold to applicants who can show that they have the experience and grit to succeed.

PRACTICAL POINTS FOR PRACTICAL READERS.

This book, therefore, has great interest for practical farmers, and for others who are willing to become so. A feature of the district in Vancouver Island to which we are directing attention is the facility which exists for learning the agricultural life. Experimental farms and trained instructors are installed for the express purpose of teaching settlers how to make the land profitable. A practical farmer who does not happen to have had experience of some particular work (as, for example, fruit) is shown how to proceed, and warned against mistakes. Any man with energy, industry and determination to succeed can make his farm pay by working under the instructions of any demonstrators on the spot. We are keenly desirous of finding men to profit by what we offer, because they are the men who can further populate this district and so help to feed the railway; but *we will only entertain proposals from such men as have, in our judgment, the necessary character to succeed* and make money if they go to Vancouver Island. For them, however, we will do everything in our power. Our object would be defeated should they not prosper; it is therefore our business to see that they *shall* prosper. At this end we will help them with experienced advice, answer their questions and confer with them as to the best lands to select according to their experience and capital. We will obtain passages for them, etc. At the other end our representatives will meet them and assist them on their arrival in a new country. They will help them to find a lodging, direct them to the lands, advise them as to the implements required, and so forth, and assist the workman in finding employment. We will clear the land and build the settler's

house either before or after his arrival. We will do everything in our power to start the settler in the right way, giving him whatever practical information he may require. We are starting two experimental farms on our lands, where the new comers will see practical results and get technical advice. In the marketing of produce we shall also be able to give valuable assistance to the new comer. In short, we will make his interests our own, because their interest is our own. We want to be the settler's first friends and advisers.

Dwellings can be erected at cost price to be ready for immediate occupation when the purchaser arrives. Forty-eight hours after he reaches the farm he can be settled in his own home with his own furniture around him. Otherwise, accommodation can be arranged for a few weeks while a house is being built.

A farm in Vancouver Island can be chosen before starting, from maps and plans supplied; but if, on arrival, the purchaser is not entirely satisfied, we will meet any reasonable objection. For example, if, after inspection, a position nearer the woodlands or nearer the sea than the one originally chosen should be preferred, the settler may make an exchange for other land of equivalent value. The farms are not the wild land often figured in the imagination of home-dwellers. Neither are they remote and lonely, nor is the climate rigorous. Vancouver has none of the hard winters which are all that Canada implies to the untravelled. The temperature tables on page 43 and the climatic details on page 9 will make this very clear and will explain in great measure the remarkable prosperity of Vancouver Island farmers.

A portion of the land can very quickly be made ready for immediate tillage and will begin to earn money as soon as the first crops are due, the clearance of the remainder going on meanwhile, so that there is a rapid rise in the earning power of the farm.

A HEARTY WELCOME.

There is land for all. Canada is not Great Britain or Ireland, where thoroughly competent men are often unable to find available land, or are compelled to restrict their energies and capital to smaller farms than they could handle. This is a land of big opportunity for the right man.

To any man, therefore, who possesses the necessary energy, capital and grit, and who is willing to learn, although without previous experience, we say, without reservation or fear of being contradicted by experience, go to Vancouver Island. You are much safer there than at home. You may not be able to work a farm here, but you *can* work one there. If you have industry and grit you are *wanted* in British Columbia. A small man at home can be a big farmer in Vancouver Island.

Practical working figures given in the following pages show that a farmer's opportunities of making money are so mixed that it would require a combination of circumstances never actually experienced to do him much harm. The only difficulties and sources of danger which have to be faced are discussed on page 35. The taxes are light, for the Government is keenly anxious to encourage agricultural population: the farmer pays only $\frac{1}{2}\%$ on the capital value of "improved" and 4% on that of "unimproved" land. The whole of a farm under one ownership is assessed as "improved" as soon as any part of it is under tillage. A capable, hardworking farmer cannot fail. If you can spare the time and money to go out and investigate all this, we heartily encourage you to do so. If not, there are official facts in this book which will suffice to show any reasonable man that Vancouver Island is the place of all others where money can be made on the land. All that you need—given the other requisites already mentioned—is the courage to take your future into your own hands.

The above is a brief summary of what this book is published to prove and to propose. The fullest details will be found set out under their several headings in the following pages, showing first Where and What Vancouver Island is, and how it is reached, and then in succession official figures indicating its climatic character, and other practical points for farmers, ended under the following headings:—

1. VANCOUVER ISLAND. WHERE AND WHAT IT IS.
2. CLIMATE.
3. SITUATION OF THE FARMS.
4. THE MARKET FOR FARM PRODUCE.
5. MIXED FARMING.
6. DAIRYING.
7. POULTRY.
8. FRUIT GROWING.
9. FINANCE.
10. THE FIRST YEAR'S WORKING.
11. FAMILY LIFE.
12. SECURITY OF TITLE.
13. THE OTHER SIDE OF THE QUESTION.
14. WHO SHOULD GO TO VANCOUVER ISLAND.
15. PRACTICAL CONCLUSIONS.
16. APPENDICES, A TO K.

In the various appendices are given figures obtained from Government blue-books and other authoritative and reliable sources, showing the exact facts relevant to the profit and expense of farm life and finance.

Any questions will, as already stated, be gladly answered, if an enquiry is sent to any one of our offices:—

VANCOUVER ISLAND FRUIT LANDS, LIMITED,
502-507, ROGERS BUILDING, VANCOUVER, B.C.; BELMONT HOUSE, VICTORIA, B.C.

Local Agents :
CARMICHAEL & MOORHEAD, LTD.
Port Alberni, B.C.; Parksville, B.C.

Sole Agents for France :
CIE. FRANCO-CANADIENNE,
14, Rue Auber, Paris.

Sole Agents for United Kingdom and Belgium :
THE WESTERN PACIFIC DEVELOPMENT COMPANY, LIMITED,
125, PALL MALL, LONDON, S.W.

Information can also be obtained from any Office of the Natural Resources
Department (Land Branch) of
THE CANADIAN PACIFIC RAILWAY.

I.—VANCOUVER ISLAND—WHERE AND WHAT IT IS.

Vancouver Island is about half as large as Ireland, and lies so close to the mainland of British Columbia that for two centuries after its discovery it was not regarded as an island at all, but as a peninsula standing out from the Canadian coast. The Island is an integral part of that Province of British Columbia commercially as well as politically, and its importance is indicated by the fact that Victoria, the capital city of the Province, is on Vancouver Island. There are much better steamer services across the small channel between the mainland and Vancouver Island than those between Southampton or Portsmouth and the Isle of Wight, or Liverpool and the Isle of Man. Vancouver City, just opposite the Island, on the mainland, has 129,000 inhabitants, and is the terminal point of the Canadian Pacific Railway.

When the Hudson Bay Company opened the first port, Vancouver Island was a land of virgin forest, penetrated only by the Red Indian. To-day it is a prosperous and civilised colony with fine harbours, railroads almost from end to end, and a large population devoted to farming, forestry, coal, iron and copper-mining, fisheries and manufactures. Victoria has a population over 40,000, and its value, as assessed for taxation, was in 1912 \$88,742,180, or about £17,750,000. Nanaimo, the Newcastle of Vancouver, has 10,000 inhabitants, and has been shipping coal to the mainland for more than half-a-century. It has a flourishing timber trade, herring fisheries, and manufactures. Other towns on the seaboard facing the mainland are Ladysmith (coal), Chemainus (timber), Duncan (holiday resort), Cumberland (coal), and Parksville (agriculture). On the Western seaboard Alberni and Port Alberni are rapidly gaining prominence. The Port, on a magnificent harbour, is the centre of a rich timber, coal-mining and agricultural region, with salmon and deep-sea fisheries, and there are water-falls within a radius of twelve miles capable of providing 50,000 horse-power. Property within the limits is assessed by the Government at a value of over two million dollars (£400,000).

Alberni Valley, at the head of Alberni Canal, with its two towns of Alberni and Port Alberni, is about 20 miles long, and from six to eight miles wide. It is destined to become an important agricultural district, being the centre and natural distributing point for a large and rich mineral district. It is distant 194 miles from Victoria and 55 miles from Nanaimo, and is connected with the latter and Victoria by the Esquimalt and Nanaimo Railway. A very

large area of good agricultural land can easily be brought under cultivation by clearing and drainage. The soil generally is a clayey loam and very productive, being well adapted for fruit-growing and dairying. A very considerable part of the fertile Alberni Valley lies within the Esquimalt and Nanaimo Railway Grant, and is included in the areas which the Company will render fit for cultivation and offer for sale to settlers.

The opening of the Panama Canal this year is bound to increase enormously the trade of Vancouver Island, and to raise the value of land on the Island. The great railway companies, realising the future of Vancouver Island, are hurrying new lines from Victoria to the northern end of the Island. These lines will open up one of the most beautiful agricultural districts in the Province, the Eastern coast of the Island between Nanaimo and Comox. Within two or three years, the Northern half of the Island will be linked by rail to the South. All that country, between Alberni, Comox, and Port Hardy, with its agricultural possibilities, water powers (Campbell Falls, &c.) timber, splendid natural harbours (Nootka, Quatsino), and romantic scenery (Strathcona Park) is bound to become a densely settled district with prosperous little towns lying in fertile valleys. It has all the possibilities of the Southern part, with a somewhat more humid climate.

THE JOURNEY TO VANCOUVER ISLAND.

The present minimum cost of passage from Liverpool or Southampton to Vancouver Island, via Montreal is only £15 0s. 3d., but this will presently be reduced to £12 and possibly to £10. The entire journey is under one contract, covered by a single ticket, issued by the Canadian Pacific Railway Company in London. From the moment when the traveller takes ship at Liverpool or Southampton, it is the business of the steamship company to deliver him safe and sound, with his baggage, at the Island. For superior accommodation the fares are considerably higher: First Class about £33; Second Class about £24: there is a slight variation in the First and Second Class rates according to season: winter or summer, but the difference is only a few shillings. Third Class fares are the same all the year round. Meals are included in the fare while on steamer, but not on the train journey.*

*Food and sleeping accommodation during the sea voyage are, of course, included in the above rates. During the railway trip across the Canadian Pacific Railway excellent meals are served at low prices in each class. Third class passenger carriages are converted into sleeping cars at night, passengers providing their own bedding. First-class sleeping car (bedding included) £9 10s. 10d. summer, £1 3s. 4d. winter; Second-class sleeping car (bedding included) £1 15s. 6d. summer, £2 1s. 8d. winter.

II.—VANCOUVER ISLAND: ITS CLIMATE.

Vancouver Island is the only part of Canada which is free from severe winters. It has, for farming purposes, the finest all-round climate in the world, having cool summers and moderate winters, without any extremes. The Isothermal lines, denoting 40 degrees (8 degrees above freezing) in winter and 60 degrees Fahrenheit in summer, intersect at Vancouver Island and produce as nearly as possible both the ideal summer and winter temperature.

There are no blizzards, hot nights, thunderstorms, long winters, killing frosts, or sudden changes. The distinguishing climatic characteristics are uniform temperature, absence of summer or winter extremes, pure air, and bracing oversea breezes, comfortable, cool nights, and sufficient moisture, with the resultant perennial verdure and purest water.

The Japan current in the North Pacific Ocean has much the same effect on the temperature on the West coast of Vancouver Island (where the Alberni farms are situated) as the Gulf Stream has on the Eastern coast of Ireland. Owing to the natural barrier of mountains running transversely along nearly the whole length of the island there is less rainfall on the East coast than on the West. Everywhere, however, across the island the quantity of rain is sufficient to procure ideal conditions for mixed farming and dairying. On a few farms along the East coast, where there is a chance of using the water of one of the numerous little streams, it will be found that a simple and inexpensive system of irrigation will benefit the farm. It will increase the yield per acre for certain crops. Irrigation, however, is nowhere a necessity.

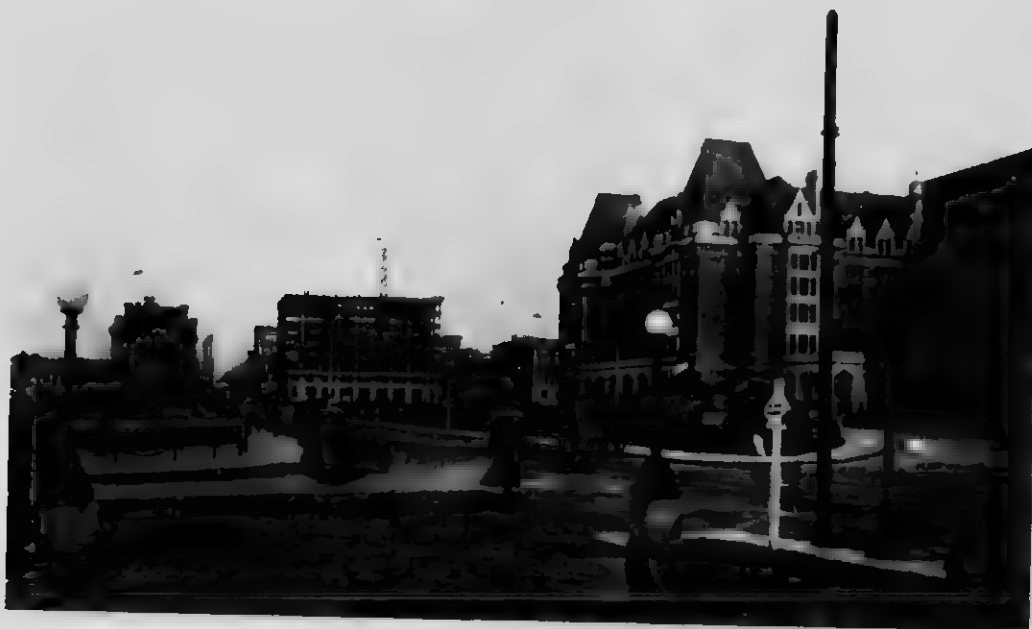
In the Appendix (page 43) will be found tables showing the temperature, rainfall, snowfall and bright sunshine for the three years last past at Victoria. West and North, as explained above, the rainfall is more abundant, but the winters are just as mild.

The mildness and equability of this climate mean more than protection against loss. They mean comfort for the farmer and his family. They mean health and economy. To be able to depend upon the weather as we never can depend upon it at home of course saves endless anxiety in sowing and harvesting.

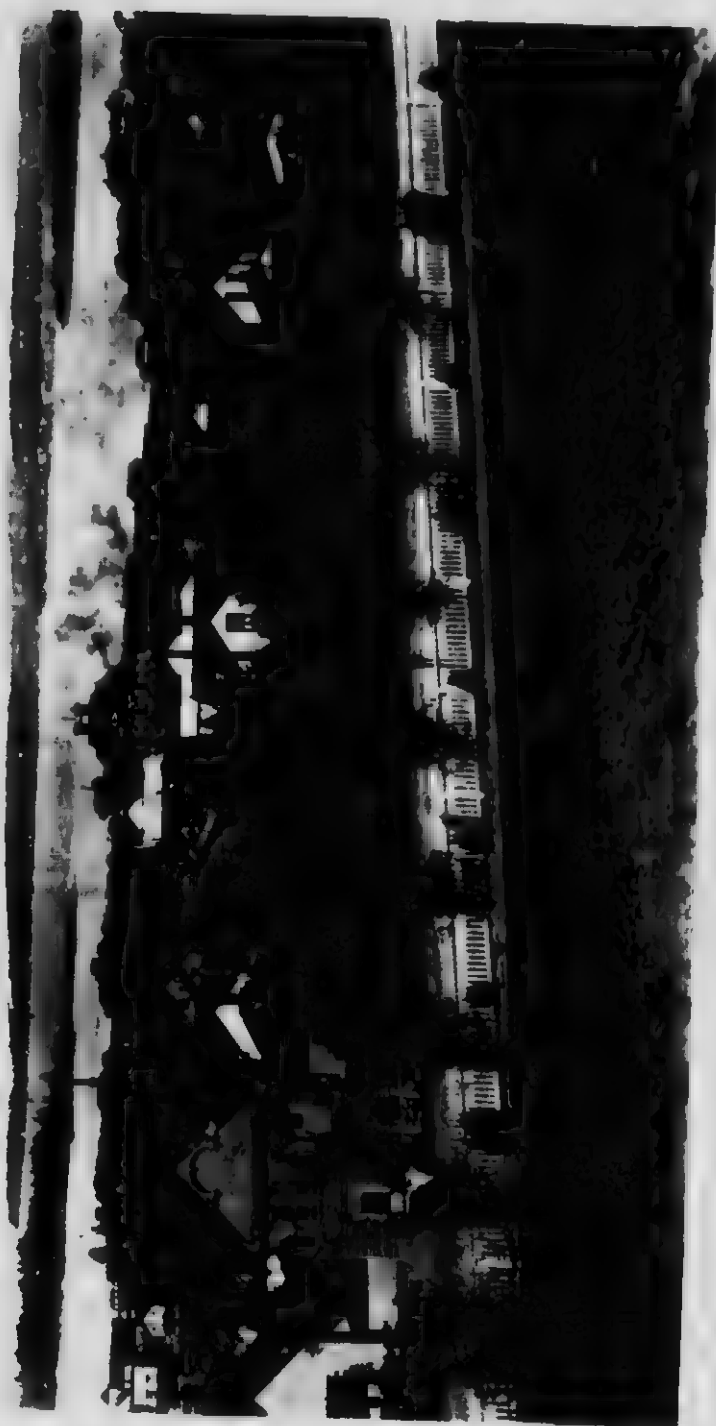
The heaviest rain falls at night, and light showers alternating with sunshine are characteristic of the months at the end of the winter. Fogs are rare. Light morning fogs are sometimes experienced in the early Spring, but they clear up very soon after daybreak. The atmosphere is clear and exhilarating, and the tendency is, on the whole, to dryness rather than to wet. But the moisture of the sea breezes and the heavy dews where the land slopes towards the shore, with heavier rains on the hills, give enough water without artificial irrigation or pumping. Moreover the steadfast climate makes for economy in housing livestock. All farm animals, except working horses and dairy cows, can live in the open all the year round, though open sheds and poultry runs for protection against wind and rain are often used. There is no anxious time in autumn spent in protecting orchard trees and bushes, and no search for trees killed by frost at the end of the winter. The prevailing winds blow from the south-west. Cold winds from the north are practically unknown. Very little frost comes, and what does come is too slight to do harm. Ploughing goes on in winter as easily as in summer, and all the winter months are planting times. The mild climate is healthy, as the sea breezes which sweep the Island (only about 50 miles wide at Alberni) are tonic and invigorating. There is no locality in the world which produces hardier and bonnier children. The climate saves money in house building. Wooden structures are warm and comfortable, and of course the superabundance of timber makes them very cheap. (See particulars in Appendix J, page 62.) Although a British Columbia farmhouse looks square and gaunt enough in the plans, farm life does not present the ugly and squalid features often seen at home. Flowers and creepers grow freely and adorn the comfortable wooden houses. Views of characteristic farmhouses will be found in the illustrations of this book. The home kitchen-garden affords a great variety of vegetables for the family—cabbage, Brussels sprouts, brocoli, kale, cauliflower, beans, artichokes, peas, vegetable marrows, onions, leeks, parsnips, carrots, turnips, beetroot, tomatoes, asparagus, and such familiar salads as lettuce, cress, cucumber, celery, radishes, &c. There are also vegetables not much known here—squash, salsify, citrons and sweet corn (young maize). Thus the life of the farmer's family, if he has one, is healthful and happy, and (as will be shown in a later section) the social life available is at least equal to what is found in rural districts of England. Education is free and school books are furnished at the public expense. The Education given is on a decidedly higher plane than at home, and a large family is a worldly advantage instead of a drag on enterprise. Anyone who has devoted the least thought to social problems



PARLIAMENT BUILDINGS, VICTORIA.



EMPRESS HOTEL, VICTORIA. POST OFFICE. THE UNION CLUB.



"NANAIMO: VIEW FROM HOSPITAL GROUNDS"

in the homeland will recognise in this a promise of happiness in life such as cannot be measured in terms of monetary success.

Sport and facilities for recreation are good, and society is democratic in tone. There is no "preserved" game, and there are no semi-sacred foxes to raid the poultry farmer's yard and carry off his prize chickens—another worry of the home farmer from which Vancouver Island is free.

The warm winters of course save firing, and wood is so plentiful that it can be had for the trouble of hauling it. In many cases, indeed, timber is for some years always being cleared away. Coal is little needed or used, but it can be had at reasonable prices owing to the proximity of the various coalfields. It can be brought out to the farms at little cost, but not much of it is needed.

III.—SITUATION OF THE FARMS.

The farms offered for settlement by the Vancouver Island Fruitlands by arrangement with the Esquimalt and Nanaimo Railway Company are on the sheltered landward side of Vancouver Island. These farms are in the best part of Vancouver Island. Their position and accessibility can be understood by reference to the maps at the end of this book. Vancouver Island is only 285 miles long. Some 30 years ago, when the Esquimalt and Nanaimo Railway was built (now the Vancouver Island division of the Canadian Pacific Railway) the Government granted to the railway, by way of a contribution, a large tract of land, which included some of the finest farm land on the Island. Up to a recent time, however, no systematic attempt had been made to assist in its development. Settlers came there and prospered exceedingly, for the Province badly needed farm produce, and is even now importing half its supply. But these settlers had to make their own roads and clear their own lands. Two years ago the Vancouver Island Fruit Lands Company was formed, by concession from the Railway Company, to colonise the Railway holdings. After surveying the ground the Company has chosen for immediate development the portion indicated on the map (see end of this book) and is looking for farmers to take up plots of 19 acres and upwards. The terms of concession are liberal enough to allow the company, in subdividing the land, to construct roads giving access to each individual farm while yet offering the land on very advantageous terms to genuine settlers, whose farming may be expected to furnish goods traffic to the Railway.

The Company has experienced men on the spot, whose duty it is to give practical information to the man who wants to make a new start in a new country, where great opportunity offers great reward to the industry of all. Arrangements can be made with the Company for clearing a portion of his selection, for the building of a house, and for the necessary out-buildings. A demonstration-farm is being established in each district to aid the settler in a practical manner. Some blocks of land are now being converted into semi-ready farms.

If the reader is interested in hearing about the agricultural, fruit-growing and poultry opportunities on Vancouver Island; if he wants to know how he can get, at the lowest price and on the best possible terms, a farm of such a size as he can command the capital to work; if he wants to know how to secure a beautiful home in a new and prosperous land, he should write at once to the publishers of this book (see address on title page).

In considering the amount of land to be taken up, it must be remembered that each acre of farm land in Vancouver Island is much more productive, in proportion to the capital and labour employed, than an acre in England. Being virgin soil, which has had none of its "goodness" taken out, fertilisers are not necessary. The farmer's living expenses will be greater; but his comfort will be greater too. Credit is easily obtained, and it is quite possible to make a better and more comfortable living on 20 acres than on even 60 to 70 acres at home. Of course, larger holdings can be purchased by those who wish to employ more capital; but a small farm is not so unsatisfactory a thing as it is in the old country, and our advice to readers is to take up less, not more, land than they have capital to work. Information as to the sums needed will be found on pages 26 and 27.

IV. THE MARKET FOR FARM PRODUCE.

Before giving in detail the working figures for the various kinds of produce which can be raised on these farms, it is desirable to tell the enquirer where he can dispose of his crops. Obviously the fact that certain produce costs a certain amount to raise and has a certain value when sold does not secure a profit to the farmer unless he can bring his wares to market.

What, then, is the state of demand and supply in the markets accessible to Vancouver Island farmers?

The answer is complete and satisfactory. The cities of the Island and the mainland could use double the amount of farm produce, other than wheat, that is grown. Fifty per cent. of the vegetables, fruit, eggs, poultry, and other farm commodities used in British Columbia (which, of course, includes Vancouver Island) have to be imported over a tariff wall.

A list of the agricultural imports of British Columbia and their value, compiled from Government returns, will be found in Appendix F (page 53), showing total annual imports, officially valued at £3,037,158 16s. 4d. sterling.

The whole of this produce could have been raised under the British flag if there were farmers to raise it; and this is why the Canadian Provincial Governments take such untiring pains to attract capable settlers to agricultural land and why they tax them so lightly.

Vancouver Island itself and the British Columbia mainland form, for all practical purposes, a single market. The distance is so small and communications are so good that it makes no difference whether a farm is on the Island or on the Continent, except that the Island climate is better and more equable. Both the Island and the mainland are greedy consumers of farm produce and have to import half their needs, paying the import duty.

MARKETING PLANS.

The commercial arrangements for handling produce are simple, because demand dominates the position. The goods do not "go begging"; they are desired. Produce is as good as money, and the usual course is for the farmer



A VANCOUVER THOROUGHFARE



CANADIAN PACIFIC RAILWAY TERMINUS, VANCOUVER



LUMBER MILL, VICTORIA, B.C.



A TRAIN OF LOGS.

to make a standing arrangement with one storekeeper to take all that can be sent at a fixed "flat" rate, subject to no brokerage or commission. Thus the producer knows exactly what he can get and knows that he *will* get it.

The current market prices for various produce are named in Appendix G (page 54).

The farm lands represented in the map at the end of this book are within easy reach of the markets. The run to the city of Victoria, Vancouver Island, the capital of British Columbia, is only seven hours. Owing to the rapid growth of the timber, coal and manufacturing interests here, the consumption is enormous, and is increasing every month. Just across the narrow strait is Vancouver City, with its 129,000 population, increasing at the rate of 20,000 every year, but destined to double itself before very long, when the boom induced by the opening of the Panama Canal sets in. Steamers admirably adapted for farm freight deliver produce at Vancouver in 4½ to 6 hours from time of shipment, and much produce is sent inland, to feed the mining and wheat-growing districts of the interior. A feature of agricultural life in British Columbia is a system of contracting, which is a great convenience to farmers. In many districts of Vancouver Island, and on the mainland, prosperous private companies or Co-operative Associations have been formed to buy the entire production of the farms with which they contract, and thus relieve the farmer of the trouble of selling his crops.

FARMERS' SUPPLIES.

The accessibility of the lands for marketing purposes carries with it, in natural course, accessibility of the farmer's own supplies. He is in no isolated loneliness, remote from centres, like the early pioneers of Winnipeg. Within a very few hours he can obtain from Victoria or from the City of Vancouver anything that he wants—not only fertilisers, tools, chicken food, and similar farm requirements, but also every article of home use known to the civilised world. Here in England, near the centre of all things, it is not always easy to realise that new countries like British Columbia are no longer in the pioneer stage, but have houses, shops and hotels which would compare favourably with those of large cities in the old country.

Thus the Vancouver Island farmer's family is not lonely. There is a good deal more company than similar families would find at home. Social opportunities, educational facilities, recreation and sport are demanded as a matter of course in Western Canada, and as readily obtained. In contemplating a move to Vancouver Island, no one need consider that he is going away from civilisation. He is going to a society not less civilised, and much more democratic, than that which he leaves behind.



LUMBERING, VANCOUVER ISLAND.



SCENES ON THE ISLAND HIGHWAY.



LUMBER MILLS, CHEMAINUS.



FURNITURE FACTORY, VICTORIA

V. MIXED FARMING.

Vancouver Island is pre-eminently the home of mixed farming. Fruit, the dairy, poultry, sheep and cattle can all be made to pay; but the best and quickest opportunity of all is to be found in a combination. The excellent marketing facilities, growing population, equable climate, abundant rainfall, and the absence of blizzards, snow-storms, heavy frosts and violent winds, all relieve the farmer, whatever plans he may adopt, from the ruinous risks which cannot be wholly avoided elsewhere. But a mixed farm in Vancouver Island is as nearly free from hazards of any kind as any human enterprise can be. As it is security, above all things, that we are anxious to offer the reader, we particularly recommend mixed farming. A settler may prefer to devote most energy and most capital to one or to another of the varied modes of production open to him, according to his individual taste, and for this reason rather full details are given of some among them; but we advise variety. There is not a district in the Island where diversified farming may not be carried on more profitably than any special branch of the industry. The farmer derives a continuous income, by studying the needs of his locality and adjusting his production to the demand. He can go in for dairying, grow hay and a little grain, keep poultry, hogs and sheep and raise a great variety of fruits and vegetables. His hay, or "alfalfa" (lucerne) will support cows, each yielding a considerable yearly profit. Sheep and pigs find a ready sale at all seasons. Turkeys as well as other poultry can be reared to bring an early profit, and all this livestock has a particular attraction for that reason. Fruit, a very important and lucrative crop, needs time. While the trees are reaching the productive stage (and they must not be allowed to bear until well established), vegetables and the dairy will earn an income, and the smaller livestock can wander in the young orchard, getting its own living and doing good to the soil.

Potatoes, turnips, beets (of which the tops as well as the roots are eaten in Canada), mangolds, carrots, and other roots all grow in profusion wherever their cultivation has been attempted. Potatoes sell for about 60s. a ton. The Dominion census places the average yield of potatoes for all Canada at about 6½ tons per acre. Carrots, turnips, parsnips and beet sell at an average of about 2s. 6d. a bushel.

Beside nutritious bunch-grass, which affords excellent grazing for cattle, sheep and horses on the benches and hillsides, cultivated grasses grow in profusion wherever sown. Red clover, "alfalfa" (lucerne, *Medicago sativa*) sainfoin, alsike, timothy (meadow cat's-tail grass, *Phleum pratense*) and brome grass yield three crops in the season in favourable localities. Hay from rye grass, orchard grass, timothy and red clover averages 2 to 3 tons to the acre and sells for about £4 a ton.

Celery is only grown as yet in limited quantities, but the soil and climate warrant its production on a large scale. Properly grown and packed, it commands an unlimited market, and should be a very paying crop.

Indian corn, melons and tomatoes are profitable items in the output of a small farmer, and are successfully grown in all the settled districts, the demand exceeding the supply. On the West coast of Vancouver Island, cranberries are grown successfully, and as they are much liked in Canada, they should prove a lucrative crop.

Experiments have proved that the soil and climate about Victoria are admirably adapted for the growth of flowering bulbs, and a considerable business in these has already been established. The market is a good one, for bulbs are in demand, the bulk of those used in North America being imported from Europe. The Pacific Coast uses 50,000,000 every year. The profit derivable from bulbs is estimated at over £400 an acre.

Bees also are beginning to attract attention, and should become a very profitable side-line. A considerable quantity of local honey of first-class excellence is found in the markets, and is eagerly bought.

On the mainland of British Columbia hops are grown, averaging 1,500 lbs. to the acre. Most of them go to the British Market, but Eastern Canada and Australia are buying more every year. An exhibit of British Columbia hops at the New Zealand International Exhibition, 1906, was much commended, and was the means of opening a new market. There is no reason why hops should not be grown on Vancouver Island, and the facilities for shipping will be greatly improved with the opening of the Panama Canal.

Grain, though of course grown in enormous quantities on the mainland, is not a large feature of Vancouver Island farming. Wheat is only cultivated for

fodder and poultry-feed. Barley and oats can be grown, but the small acreages which yield such good profits on the Island do not favour grain crops; as the land can be utilised to greater advantage. Rye is grown to a limited extent, but is used for fodder.

Horse-breeding, even on a small scale, pays well. A farmer with a couple of Clyde mares should be able to raise two foals a year and yet get a certain amount of work out of the mothers. These foals sell as yearlings for £20 to £25. If the farmer has enough pasture, they can be kept until they are rising four, when they are ready for breaking, and can be put to work. Strong, heavy four-year old Clydes are worth £60 to £80 or even £100. There is a steady demand for heavy draught-horses. Hackney-breeding is also worthy of attention, and a good stamp of "general purpose" horse that can plough and draw a good load, and yet trot in harness, is always in demand.

VI.—DAIRY FARMING.

Dairying is a most profitable industry on Vancouver Island, especially in the production of cream, the skim-milk being fed to pigs. An advantage of the industry is its contribution to the soil, though on these virgin lands this fact does not attain the same importance as at home.

The dairy pays handsomely, especially where the farmer is not obliged to employ skilled labour for milking and butter-making. The establishment of co-operative creameries at Duncans, and in the Comox, Nanaimo, and Alberni districts, has made it possible for farmers to conduct dairying operations on a liberal scale, and these co-operations have always had great commercial success. The cream is generally delivered to the creameries three times a-week in summer and twice in winter. As a rule several farmers club together, taking it in weekly turns to collect and deliver all their cream, thus saving a great deal of time—and time is an important element of life on these busy farms. In remoter parts the cream is delivered to the railway.

On arrival at the creameries, the output of each farm is tested, cheques being forwarded monthly in payment. Thus a steady and reliable income is assured to the farmer, in proportion to the number of cows in milk. In addition he shares the profits of the creamery as a commercial enterprise, in proportion to the number of shares which he holds. Butter fetches a high price—the Duncans creamery getting generally 2½d. a pound more than other creameries on the Island and mainland. In summer the price of butter is from 1s. 3d. to 1s. 5½d., and in winter from 1s. 8d. to 1s. 10½d. per lb.—the retail prices being from 1s. 5½d. to 2s. 1d. according to the time of year. The British Columbia Government encourages by liberal financial assistance the building of creameries at points in the Island where they are needed. The Government similarly assists the establishment of cheese factories, and at those already established in the Province the whole output sells readily at a factory price of 6½d. a pound.

With the growth of cities and towns the business of supplying milk and cream for domestic use is becoming a profitable and important branch of dairy-farming in localities where the railway run is short enough for supplies to reach the town and be handled by contractors.



COAL MINING, NANAIMO, B.C



SHEEP ON VANCOUVER ISLAND.



HARVESTING ON VANCOUVER ISLAND

As railway facilities improve, this branch of the dairy farmer's business—a far more profitable one than butter-making—should become increasingly open to him. London obtains a large proportion of its daily milk supply from farms 100 miles or more distant, and there would seem to be no reason why Vancouver and the other large cities of the Pacific Coast should not be supplied with milk from the Island, where the abundant rainfall and mild winter especially favour milk production all the year round.

The farmer will also find the rearing of the best of his heifer calves a very profitable undertaking; as the country is opened up and the practice of dairy farming spreads there is bound to be a strong and growing demand for young stock of good milking strain. These will sell readily at remunerative prices, good grade cows being now worth from £20 to £25 each.

For the dairy-farmer, as well as the mixed farmer in general, pigs are a useful and profitable item. A farm with five to twelve cows or over has large quantities of skim-milk to dispose of, and the best use to which it can be put is to turn it into fine dairy-fed pork, for which there is a heavy demand. A breeder can get 12s. 6d. a head for six-week pigs, but many farmers, instead of breeding pigs, buy them as soon as their cows come into milk. The live-weight value of dairy-fed pork and hogs is from 3d. to 4½d. a pound and the mixed farm that has a few brood-sows can use up all its waste. Culled fruit, potatoes and all kinds of farm and garden refuse make, of course, good pig-food. In summer the pigs make their own living, by ranging over wild land, rooting and eating all sorts of grass, &c. They do good by cleaning land of bracken, turning it up deep and taking it out. Roots can be grown plentifully for the benefit of the pig in winter. When getting ready for sale, meal is given along with other food. There is a splendid local market for pork in Victoria and the other Island towns, and in Vancouver there are big packing houses which will take all the pigs that can be obtained.

Pasture for dairy stock is an easy problem, on which something has already been said in the chapter on "Mixed Farming" (page 17). Clover is almost a weed in British Columbia, west of the coast range. Once established in the soil it can hardly be exterminated. Lucerne, or alfalfa, also succeeds admirably, so that there are no difficulties about feed.

VII.—POULTRY.

No branch of farming pays better than poultry and eggs, and none begins to show profit more quickly. All the favourable conditions are here, and successful rearers of chickens are found on every farm. The great bulk of poultry produced in Vancouver is not from extensive poultry farms, but from small places, country homes or farms of a few acres. Fruit and poultry do so well together that wherever there are even a few fruit trees we find hens also. Their number need not be great, but their omnipresence shows that they are profitable. Poultry is of great use to the beginner in the country. From the first there is something upon which he can depend. It is common in these districts, as elsewhere, to see chickens about the stumps of the newly-cut trees, turkeys further afield in the yet unslashed woods, and ducks about the door of the hastily-erected log cabin. This is a branch of farm work that the women and children of the farm can manage while the breadwinner earns their living. All sorts of fowl are found here—geese, turkeys, chickens, ducks, guinea fowl, and pigeons. There are conditions favourable for all. Some parts of the country are better for turkeys, some for geese, but ducks and chickens will be successful anywhere.

Table fowl sell from £1 to £2 10s. per dozen wholesale.
 Chickens sell at from 16s. to £2 2s. per dozen wholesale.
 Ducks sell at from £1 to £2 per dozen wholesale.
 Geese sell at from 6s. to 8s. each wholesale.
 Turkeys sell at 1s. 2d. per lb. wholesale.

One must understand the business of poultry-keeping thoroughly to make a success of it, and for this reason it is best for a novice to begin slowly, learning as much as possible from good books on the subject and from poultry papers, and as he profits by experience, gradually enlarging his poultry plant. The work is interesting and not hard, but requires very careful attention to details to ensure success. Nearly all failures in the poultry business can be attributed to persons beginning quickly on a large scale, before knowing thoroughly all the important points connected with this industry. Housing the

birds can be done very reasonably in this climate, open wire front houses facing the south being found to give good satisfaction. Wheat comprises the bulk of the feed, besides which bran, beef scraps, and shell are generally fed; the latter can be had for the hauling in many places near the coast. As to breeds, the White Wyandottes and Plymouth Rocks will be found the best, while for a strictly "egg farm" the White Leghorns cannot be beaten; but whatever breed is determined on, a good laying strain should be procured.

VIII.—FRUIT-GROWING.

Along with a selection of the vegetables in greatest demand in the nearest market, the orchard plot should be planted with a selection of small fruits, the local conditions deciding the variety.

A settler on Vancouver Island describes the conditions in the following language :—" Try to imagine, on a brilliantly sunny day in spring, with a soft south-west breeze just stirring the air, a cherry orchard on a slope above one of the small lakes whose waters are as brilliantly blue as the sky. Behind the white blossoming trees, the immense dark firs of the forest are relieved here and there by the tender green of the western maple or the dogwood (*Cornus nuttalli*), known only on the Pacific slope, with its large w. flowers set in green leaves. In the far distance is a range of mountains covered with forest and still crowned with snow, which shows wonderful blue shadows in the evening light."

This is a good description of the natural setting of many an orchard on Vancouver Island.

The material results are equal to the beauty of the surroundings. An orchard in full bearing is variously estimated to produce a net revenue of at least £25 per acre, or if worked by the owner £45 per acre. A ten-acre orchard yields an assured net income for life of £250 per annum or more, according to the varying conditions. Detailed figures and some practical working facts are set out in Appendix E (page 51).



POTATOES. TEN TONS TO THE ACRE



MUSK MELO? GROWN IN ALBERNI, VANCOUVER ISLAND



SEMI-CLEARED LAND. AN ISLAND POULTRY RANGE.



A FIELD OF ONIONS.

IX. FINANCING THE FARMS.

From the experience of settlers already on the land in Western Canada, it is easy to learn how a small farm can best be financed and managed. In various parts of Canada, land to the value of £2,000,000 sterling is being sold every year to American farmers. Our policy is to discourage land-speculators, and we never sell to this class, but only to *bond-fide* settlers who will occupy and develop the land. A vast amount of practical experience is available. While wheat forms an enormous part of the crop all over Western Canada, mixed farming is more remunerative on Vancouver Island, and various combinations are described in the following pages, and in the Appendices.

It is most important that a man should not take up more land than he can work with the capital at his command. Nor should anyone go out who does not want to work hard in supervising his labourers and attending to the management of crops and stock. The whole capital should not be sunk in land; money must be reserved to work it. No mortgage can be put on the land unless the title is in the name of the occupier, but the most practical plan is to buy no more land than there is money to pay for either at once or within three or four years, and to work meantime. Should new capital be required later, the holder will then be free to raise it by mortgage, and at the same time hold his property, which he cannot do by any of the instalment-purchase plans. It may be pointed out that, owing to the steady growth of population and the enormous trade-increase which is bound to result from the opening of the Panama Canal (which will bring Vancouver 6,000 miles nearer to England by sea), land in Vancouver Island and the other parts of British Columbia adjoining the sea coast is bound to rise largely in value during the next few years. No risk, therefore, is entailed by purchasing land at a reasonable price, and if in a few years' time the settler should wish to return home with his savings he should be able to sell his holding for probably 60 to 70 per cent. more than he gave for it.

It must not, however, be supposed that you can purchase at prairie values. The value of agricultural land on Vancouver Island cannot be compared to that of the Prairie Provinces. Vancouver Island is bound to become a densely settled country; it is reasonable, therefore, that the land should cost more. Land in Vancouver Island costs more than land in other parts of Western Canada, but

it is worth more and will yield a better living for the same investment. The isolation and solitude of the prairie farms in Manitoba and the North West are a serious handicap. Their climate has not the equality and softness of the Islands, there are snow-storms and blizzards. A family sees no new face for months at a time, whereas in Vancouver Island there is an attractive social life, and there are pleasures of humanising intercourse and sport, denied to the dweller in the remote plains of the mainland. These advantages alone would be worth paying for, but on the business side also the higher price per acre of Vancouver Island will pay for itself in greater fertility, greater security, better climate, higher prices, and greater profit-percentage.

A man who can use an axe and do his own clearing could start a 20-acre forest farm with an available capital of about £550, of which at least £350 must be cash in hand, by paying for the clearance and stumping of the first five acres. The following capital account represents the mean figures of four different estimates, two of which were furnished by old and reliable settlers who have themselves cut out their own homes from the bush :—

	Outlay required,
Twenty acres at £7 per acre	£140
Five acres cleaned and stumped, £35	175
Two-roomed house	77
Chicken houses and outbuildings	40
Furniture	25
Wagon and implements	30
Light horse	25
Pigs and chickens	10
Seeds and fruit trees	12
Fencing and gates	20
	£554

If only £350 can be found in cash, a portion of the purchase price can usually be spread over a short term of years or obtained on mortgage at 7 to 8 per cent.

Figures similarly obtained for a farm twice the size, or forty acres, worked out thus :—

	Outlay required.
Forty acres at £7 per acre	£280
Clearing and stumping 10 acres, £35	350
House, 3-roomed, and lean-to kitchen	118
Barns and outbuildings	48
Furniture	40
Wagon and implements	30
Horses	44
Two cows	20
Pigs and chickens	5
Fruit trees, planting and seed	25
Fencing and gates (Page wire or wire and upright picket)	40
Sundries and cash	90
	£1,090

of this probably £750 would be required in cash.

In considering these figures it must be remembered that all labour on clearing, stumping, building, and fencing has been allowed for at the rate of 12s. per day per axeman and 16s. for carpenters, and the estimates are strictly based on what it would cost to take hold of a piece of average timbered land and establish a comfortable home, and a revenue-producing property.

A practical agriculturist, reading the above figures, will no doubt remark that by the time it is put into cultivation, land in Vancouver Island is not so cheap after all. A 40-acre farm in England would only cost about £50 an acre.

We do not pretend otherwise. But can every farmer who wishes for a 40-acre farm obtain one to suit him? Can he buy his own freehold for £50 an acre, be his own master, and work to his own liking? Everyone knows that he cannot. In many counties landowners will not sell at any price. They will only let the land (and often insist on prescribing the use that shall be made of it), and they retain sporting rights, which are a source of constant loss and annoyance to the farmer. The initial cost of the land is of less importance than the question whether, from a piece of land at a

certain figure, a substantial living can be made. This can be done undoubtedly on Vancouver Island, and while the settler can live comfortably on his land and have an assured income, his holding will increase in value and add to his capital.

We offer the man who will go to Vancouver Island the opportunity to be his own master, to get the full value of any improvements and the whole profit of his crop, his chickens, his dairy, his sheep or his pigs, and to be owner of his own land—things that make a man feel himself to *be* a man.

At home, where manure and fertilizers cost so much, where farmhouses are scarce and expensive to build, where cattle are so dear to buy and to keep, where taxes are so high, the tenant farmer has nothing like the advantages which Vancouver Island offers him. At home he will be a tenant all his life. In Vancouver he will be the owner of land which, even if nothing were done to it at all, would still rise steadily in value, owing to influx of population.



ANOTHER SOURCE OF REVENUE



PIGS PAY WELL ON VANCOUVER ISLAND.



A DAIRY FARM NEAR VICTORIA

X.—THE FIRST YEAR'S WORKING.

A few acres planted in small fruits, early vegetables, potatoes, carrots, onions and cabbages, with a cow and some pigs, will give an assured income after the first year, and the returns from poultry and eggs should form a considerable part of the revenue of the farm. Some practical information under the head of "Poultry" will be found on page 22.

It is possible for livestock to roam at large and get green food throughout practically the entire year. The cost of production thus tends to be low, while the keen demand for produce maintains prices at a high level. Poultry-raising is particularly pleasant and profitable on Vancouver Island. The accounts of one small poultry man, for example, show a net profit of £60 per year for only 150 hens—an average of 8s. per hen per year. (See Appendix B, p. 44).

One should remember, of course, that these are the results of highly intelligent effort on the part of the producer; but 8s. per hen would be a fair average, without, of course, reckoning the cost of land. The same results are not obtained by the idle or the inefficient. But nowhere is well-directed effort better rewarded than on Vancouver Island.

XI.—FAMILY LIFE ON THE ISLAND—EDUCATION.

The Alberni district of Vancouver Island is neither a pioneer country nor a lonely tract. When a man moves his family into this comparatively new country, in order to establish a home, he need not wait for the advantages of civilisation to follow him. Roads have been constructed. Schools and churches are established. There is ready communication with neighbours by telephone. Post-offices are within easy reach. All the facilities of business are at the settler's disposal. In the smallest communities a well-supplied general store can always be found, as well as good hotel accommodation. Families have all the social environment which would be theirs in other communities. Nature repays bountifully the labours of the settler. When his work is done, she provides as generously for his recreation.

It is to be expected and hoped that most settlers on these farms will be family men. The facilities for bringing up and educating children are therefore important. A grave wrong would be done to them if they were taken where schools were lacking or inferior. Men have been rightly deterred by this consideration from taking up pioneer work in the interior.

The education available is superior to that which farming districts in England afford, and probably equal to what those in Scotland can give. Every child from 7 to 14 years old must attend school, and all public schools including secondary schools are free. The Government builds a school house, pays a teacher, and provides for incidental expenses in every district where 60 children between the ages of 6 and 16 can be brought together, and the Public Instruction Authority has power to assist schools where there are even as many as ten children. Contiguous areas can combine in order to bring together the necessary number of pupils to earn the Government grant. The Council of Public Instruction is authorised by the law to grant a subsidy towards a Schoolhouse where there are less than 20 pupils. In practice, there are educational facilities, provided either by Government or by local funds for all children, and the spirit of the law is that education is compulsory and universal. There are high schools at Victoria and Vancouver, and there are many excellent private boarding schools to which the older children can be sent as they grow up, funds being provided through the progressive prosperity of the farm. The colleges of both these cities are affiliated to McGill

University, Montreal, and the Legislature recently passed an Act providing for the establishment of a University of British Columbia. The buildings are already in course of erection at Point Grey, the choice residential municipality of Vancouver City, and 2,000,000 acres of public land have been set apart to provide, by their sale, funds for this great educational endowment.

Progress is the note of the whole idea of migration to Vancouver Island. Settlers are not expected to be rich when they land. In a large majority of cases their whole capital is laid out on the purchase of a farm and the reserve fund necessary to work it. Little by little, however, as more and more land is brought under the plough, the income increases, debt is paid off, and money begins to be deposited in the bank. There is thus a surplus for education; the children who, while young, went to the rural school provided by the Government (where the standard is much higher than in our own Council Schools), can presently be transferred to high school or college in one of the two large cities of Victoria and Vancouver, which are within easy reach; later, they will go to a University.

To the small farmer at home the idea of sending his sons to a University seems not only visionary but ridiculous. But in Canada it is rather a matter of course that the sons, and not only the sons but the daughters, of a farmer should receive a University education. The teaching does not unfit them, as a University training might unfit them in this country, for following their parents' life. On the contrary, classes in scientific agriculture, on the chemistry of soils, and on similar subjects, send them home as valuable assets in the improvement of the family fortunes. Some, of course, take up professions, and thus it will come about that a man who went out with no more capital than a stout heart, a good wife, and a pair of strong hands, will have earned a farm, added to it, and educated his family, till, in his later years, he has doctors, lawyers, or clergymen among his sons, while others are enlarging and improving the freeholds which his own courage and industry enabled him to acquire for them.

RECREATION AND SPORT.

Apart from home gardening, lawn tennis, and the other amusements of an English country house, which can all be made available if the settler will take the trouble to provide them for his family, Vancouver Island affords an almost unlimited variety of field sports. The opportunities for fishing and shooting are unsurpassed, and for general and varied outdoor recreation the island has no equal on either continent. This may sound exaggerated, but it is literally true.

For the motorist there are splendid roads leading in different directions from the cities, and some of these, particularly the famous Malahat drive, are not equalled anywhere in the world for rugged grandeur and striking beauty. The new Colwood-Metchesin Beach Drive is a road of exquisite attractions, and the run from Victoria to the Alberni district, taking in Malahat Drive, is another scenic marvel.

The golf player will find in Victoria links verging on the sea, which rival the best in Great Britain. He can indulge in his favourite sport all the year round without any discomfort, and at least ten months out of the twelve under ideal conditions.

Cricket, tennis, football, Government rifle range shooting, hockey, lacrosse, baseball, bowling on the green, motor-boating, yachting, canoeing, trap-shooting, bicycling, riding, driving, sea-bathing, and sailing are among the sports and pastimes which can be followed during the year, and indeed there is not a month in which sport of various kinds is not available.

Appendix K (page 63 *et seq.*) contains a detailed account of the field sports and fishing available in Vancouver Island, which is resorted to by wealthy residents on the mainland of British Columbia, and also by visitors from Eastern Canada and the United States, for sport which the settler will find either at his own door or within easy reach.



ANOTHER DAIRY FARM NEAR VICTORIA, B.C.



OPEN FRONT FOU LTRY HOUSE, VANCOUVER ISLAND.

XII.—SECURITY OF TITLE.

At the present time, when so large an amount of British capital is being invested in Canadian land, the following description of the legal forms and methods pertaining to the purchase of land in Vancouver Island will be of interest, and should serve to remove any misgivings as to title. **Purchase of the Land offered to Settlers is Purchase of the Freehold.**

A COMPARISON WITH LAND TENURE IN GREAT BRITAIN.

One of the worst sources of failure in Great Britain is thus removed. A farmer at home who improves his land does it at the risk of having his rent raised in consequence. Many of the great landed families of the old country are selling their English and Scotch estates. New-comers have not the same traditional interest in the tenantry as the old owners. The rent-roll is looked at with a hungry eye, and a well-kept farm, which was perhaps taken at a low rent in a run-down condition and brought on with self-denial and the sacrifice of hard-earned capital, is expected to pay a higher rent. The tenant is penalised for being a good farmer.

The new rent may make all the difference in a succession of lean seasons, and the old relation of tenant to landlord has been broken up. An allowance used to be made in bad years, and the rent was often permitted to stand over for a time or forgiven altogether. To-day, with many burdens on the land, an owner cannot afford this, and a County Council would not be permitted to extend such indulgences to small holders. Very often, therefore, the last farthing must be paid, or the tenant must go adrift.

THE BETTER CONDITIONS OF VANCOUVER ISLAND.

In Western Canada the farmer who goes out under right conditions does not require concessions. He is a freeholder and has no rent to pay. It would be foolish to state that misfortunes, and even unmerited misfortunes, are unknown. They occur in every country. But every circumstance favours the capable man, and his absolute ownership of the land which he tills is most of all in his favour. In purchasing he is put to no expense for investigating title as at home—often a costly matter. Titles are secured by Government registration, and once granted, they are legally indefeasible.

Land Registration laws akin to the Torrens system of titles and registration, named after its founder, Sir Robert Torrens, is in operation here as in all parts of British Columbia. Under it each and every registration is on public record in the Land Titles Office and guaranteed by the Government of the Province. This public record shows the exact present condition of every title.

Every lien, or encumbrance, must be on record in the Land Titles Office. The priority of instruments affecting each title is preserved by a careful system of day-book entry, which shows the date, hour, and minute of registration. The exact present condition of the title appears in what is called a Certificate of Title, the original of which is retained by the Official Registrar in a book kept for that purpose, a duplicate certificate being issued to the landowner. Under the Land Acts the holder of a certificate therefore holds his title to the land under the covenants and warranties of the Government of the province. The original deed is never transferred by the vendor direct to the purchaser. Instruments affecting the land are merely presented at the Land Titles Office, where the record of the title is kept up to date. The seller of the land executes a transfer which is very similar to a transfer of shares in a company. He delivers his duplicate certificate of title, together with his transfer, to the purchaser, who takes those documents to the Land Titles Office and hands them to the Registrar for registration. The Registrar cancels the vendor's Certificate of Title, files the duplicate Certificate of Title which was in the vendor's hands, together with the transfer, issues another Certificate of Title in the name of the purchaser, and delivers a duplicate of it to the latter.

XIII. THE OTHER SIDE OF THE QUESTION.

A CANDID STATEMENT AND A NOTE OF WARNING.

So much has been said concerning the advantages of Vancouver Island as a farming home for capable men, that it is only right for such practical disadvantages and dangers as exist to be pointed out.

It is no part of our purpose to lure anyone out to Western Canada by glittering promises that will disappoint the new-comer. On the contrary, we would prefer to discourage any reader who *can* be discouraged by a knowledge of the full facts; for thus only can it be assured that the right men and they alone shall go out. For reasons already given, we should only defeat our own object and the object of those for whom we act, by sending out unsuccessful settlers. A serious disservice would be done to the Canadian and Provincial Governments by any different policy. Consequently, if any difficulties or doubts present themselves to the mind of the reader, we shall only be too glad to consider and discuss them.

1. BAD SEASONS.

In no part of the world are all seasons equally good. Vancouver Island is highly favoured in comparison with the United Kingdom. The weather statistics given very fully for Appendix A (page 43) are those of 1911, the latest year for which the figures are available, and it was neither an exceptionally bad nor a particularly good year. The observations were taken at Victoria City. They represent quite accurately the average for the south-west part of the island, but the rainfall is somewhat greater in the north-western part.

A bad season, when it comes, for any particular crop, is much less a matter of weather than a bad season in this country, and serious trouble from this cause can be avoided by cultivating a suitable variety of crops. A farm entirely devoted to one sort of fruit might easily return a total loss on a given year, for it is the habit of fruit to show a bad season from time to time. But even a general failure of fruit—a thing which no one appears to remember—though it would be a serious set-back, would not be so complete a disaster as a bad year at home. If as advised, other crops, and also poultry, are being

worked, there would be something to fall back upon; and the increased attention which the farmer could bestow upon other things would to some small extent compensate him for his loss in one particular. The very lucrativeness of fruit is apt to constitute a danger. Settlers are tempted to plan for fruit-farming exclusively, ready to put all their land into orchards as soon as they can bring the fruit to bearing. They hear of marvellous results obtained from fruit and are inclined to ignore other crops. We insist once more, at the expense of a little repetition, on the prudence of diversifying the crop by mixed farming, when the profit on two or three favourable crops will counterbalance this loss in a bad year from any particular department. Fruit, of course, is more liable to the contingency of bad seasons than most other produce, and it is not wise to calculate the profits from it as if every year were a record season. By mixed farming the risks are divided. The eggs are not all in one basket.

At the same time, it is not pretended that a farmer can look for unbroken prosperity whatever he does. He must be prepared to fight against adverse conditions now and then in the Island of Vancouver as well as in the Island of Great Britain.

2. LABOUR DIFFICULTIES.

Canada is a new and progressive country, and the demand for labourers at certain seasons of the year exceeds the supply, with the inevitable result that the price of labour rises. In some cases there is difficulty in getting farm hands. For the working immigrant this is all to the good. For the farmer it constitutes a drawback, but one, on the whole, tending to decrease.

The labourers, both native and imported, are not inclined towards a fixed occupation or position. The majority of them are men who work on a crop farm during harvesting time, and then go fruit-picking to end the season, and then find employment in a saw-mill or a contractor's camp, or go back to the cities.

From the farmer's point of view, this is hardly a satisfactory state of things, as he knows the productivity of his farm depends on his being able to obtain the necessary labour. The harvesting labourer is comparatively easier to obtain than the all-the-year-round man, who frequently becomes dissatisfied with his work and position, and is inclined to ask a price sometimes beyond the



SPRAVING FRUIT TREES ON VANCOUVER ISLAND



A POULTRY RANCH, VANCOUVER ISLAND

farmer's means, with the result that he leaves his employer in the lurch when his services are most needed.

The tendency of late years has been towards a more fixed labour market, and undoubtedly the price of labour tends to decrease as the population increases. This will help to overcome the difficulty that, from time to time, hampers the farmer in obtaining adequate labour at a reasonable price. But it is highly advisable that a settler should take with him to Canada one or more thoroughly dependable farm labourers, one of whom at least should be married, because his wife can be of considerable assistance to the farmer in doing such work as cooking and washing.

In this connection, however, it must be pointed out that any contract to labour, though made in Great Britain, is carried out under the Canadian laws, and it is doubtful whether any agreement could be enforced against an unwilling worker. The farmer bringing a labourer to Canada with him, therefore, only holds him by moral consideration. The labourer must be well paid and well treated: it must be made worth his while to stand by his bargain.

Labourers' wages approximate £5 to £7 a month, with house accommodation, and by far the best plan is to allow them a small but fixed percentage on the earnings of the farm. By this method the services of the labourer can be made to return the expense of taking him from Great Britain to Canada.

An important fact goes far to redeem the situation. Immigration increases every year. The opening of the Panama Canal, by reducing the fares and doing away with transshipments, will undoubtedly produce a still larger yearly influx of immigrants. Of the tens of thousands of labourers who will be released from work on the Panama Canal this year, it is safe to assume that a great number will migrate to British Columbia. It will be the aim of the Provincial Government to secure a picked number who will no doubt be attracted by the chances of Vancouver Island and the good wages and constant work there offering. In a few years the price of labour will tend to decrease according to the law of supply and demand, as the number coming in every year is greater.

3. MISTAKES IN FINANCE.

Probably the worst difficulties liable to arise would be those caused by a settler's own unwisdom in trying to farm more land than he could properly

handle. Both in this book and elsewhere we have repeatedly warned enquirers against purchasing too large a holding. Inasmuch as our primary business is to sell land, the reader will see that in this we give evidence of good faith and incidentally prove our own statement as to the spirit in which the book is written. We want successful settlers, who will feed the railways.

The two factors which should be taken into consideration are first, capital, and second, supervision. A middle-aged man with two or more sons, provided he had the necessary capital, could handle a larger farm than single-handed management could deal with. Similarly, a group of capable men, uniting their savings in partnership, could take a large farm with advantage. Where a party of friends can club together for co-operative work, it sometimes happens that only one or two have practical agricultural experience; but only energy and good temper are required on the part of the others, who can learn from their better-informed partners. It is a mistake to think of Vancouver Island in the same way as one thinks of Great Britain, where a small farm is more difficult to make a living out of than a large one; but even at home everyone knows the difficulties created by farming on insufficient capital. Exactly the same difficulties exist in Vancouver Island; but there is not the same excuse there for snapping up land instead of waiting until capital can be saved to work it, because while in England land is in many parts scarce, in Vancouver Island it is as yet plentiful, so that a settler can afford to wait before increasing his commitment.

XIV.—WHO SHOULD GO TO VANCOUVER ISLAND.

It is only of late that the civilised development of the Pacific Coast has become appreciated at home. The Far West has been conceived in terms of the pioneer country of twenty years back. Pioneering conditions prevail and abound in the wheat-growing districts near the Rocky Mountains. Settled civilisation has taken a jump to the coast, and farm life is not rougher but smoother there than in the United Kingdom.

As soon as this fact was grasped, three classes began to go out from the mother country. All of these types are keenly desired as settlers, and all can find a prosperous and happy home on the Island. First comes the man of the Public School class who has retired from the Army or given up a profession, with a small capital, an assured income, and a taste for sport and outdoor life. Shooting, fishing, boating and other field sports are to be had for the taking.

Of this type already settled in British Columbia, Mr. William Maxwell, the well-known writer, says in his article, "Canada of To-day," in the *Daily Mail*, January 10th, 1911 :—" He lives like a country gentleman and a sportsman, on an income that would have obliged him to live in a suburb at home, and seek his comforts at a club."

Belonging to the same class are the younger sons of landed families with the same tastes, whose fortunes do not permit them to enter the Army or Navy, who do not care for any of the learned professions, and who yet want to be independent. The land is their natural living; but they have no land of their own. With much less capital than the Services or the professions would require they can settle on Vancouver Island and lead a life exactly to their taste. They will readily learn what they require to know in order to become successful farmers. It would be almost impossible for an inexperienced man to work a farm profitably in the British Isles; but many of those who are now among the richest landowners in Vancouver and British Columbia went out and started work without knowing anything about agriculture at all.

THE EXPERIENCED FARMER.

The British farmer or horticulturist with experience, discouraged by the growing agricultural difficulties of the old country, is of course in an ideal position on Vancouver Island; he cannot fail. Of the drawbacks to home farming, especially for the small man, much has been said in a previous section. Men of the enterprising and hard-working type, desirous of making the most of small capital, are the most valued of all in Vancouver Island. Their knowledge of how to manage a farm ought to be worth a good living somewhere, for they are the salt of the earth—the real producers of wealth, the feeders of the world. Yet their own homes, the homes (perhaps) of their ancestors for generations, will no longer keep them in any security. Even with the most weary toil there is no prosperity for them in Britain. Their tastes are the tastes of the class previously described; but they no longer have leisure to indulge them, and even with the utmost self-denial they are slipping down-hill. Vancouver Island welcomes these men with open hands. They can live far more easily than at home, and give their families a better chance in life. In a few years they will be rich. Such men cannot but prosper in Vancouver Island. Nothing except a miracle could keep them down.

THE WORKING MAN.

Finally, and as much desired as the rest in his own way, is the British skilled or unskilled worker. He can learn the work easily while earning a living and preparing for independence. Meantime his labour is brought to a good market. He will find more regular work than at home; but instead of remaining a workman all his life, he can in a few years become a freehold farmer, accumulating a competency for his latter years and leaving his children well-off. These children will be comparatively wealthy before their father is old.

The opportunities afforded in Vancouver Island to working men are so important that a special Appendix (Appendix H, page 56), has been devoted to this subject, in which full details and figures are given. For reasons given in a previous chapter ("Labour Difficulties," page 36), purchasers of farm lands have an interest in encouraging the emigration of working-class families; and working-class families can greatly improve their position by going to the Island.



AN OVERLOADED PLUM TREE



YELLOW TRANSPARENT APPLE.



STRAWBERRY PICKING.



ALEXANDER APPLE TREE IN BEARING.

THE WOMAN OF ENERGY.

Nor is the welcoming hand held out in Vancouver Island to men alone. A woman, or (what works even better, as a rule, than partnerships among men) a small group of women, can buy land in Vancouver Island and work out an independent life of prosperity for themselves. Naturally, the appeal is strongest to women with some experience of agricultural life; they are better fitted to cope with the difficulties which it is no part of our case to underestimate. But in these days, when the lot of women, other than married women or women who wish to marry, is often hard, and where in the homeland her opportunities are circumscribed, outdoor life in Vancouver Island offers a wonderful opportunity. A social peculiarity of British Columbia in general is the preponderance of the male sex. Accustomed as they are to a civilisation where they are in a considerable majority, women who go to Western Canada find themselves better appreciated, more wanted, and endowed with larger freedom and higher appointments. We anticipate that in the next year or two a considerable movement in favour of independent life in Western Canada will be initiated. The means of making a comfortable living out of dairy farming, chicken raising, and flower growing—branches of agriculture in which women are particularly successful—are nowhere in the world greater than in Vancouver Island, where much of this produce is imported, and fetches high prices. We have great confidence in recommending young women who are fond of an outdoor life to club together in small groups to acquire dairy and poultry-farms with small gardens attached, and we will make great efforts to assist them. Details of a special plan for the benefit of women-farmers will be communicated to enquirers, either in person or by letter, at the addresses on the title page of this book. The reasons that a man may have for leaving his own home to try a new life are manifold. Any British citizen with energy and intelligence will make a desirable and prosperous citizen of Vancouver Island, and to such men and women this book is earnestly addressed.

XV.—PRACTICAL CONCLUSIONS.

Enough has been said in the foregoing pages to show that energy, not capital, is the chief requisite for success in Vancouver Island. A very little money and a great deal of industry will enable a man to be comfortably off, if not rich, in a few years. He can go out to his own home, which we shall have made ready to receive him, on a farm of which a portion has been cleared for tillage, and he can decide for himself what he will raise upon it. If he is not a practical agriculturist, he will work under teachers provided for the express purpose of enabling him to succeed. They are paid to show him how to grow rich. If those who went to them for instruction did not prosper, the instructors would lose their appointments. While the first sowings are coming up the settler can, either by his own exertions or with hired help, be clearing with the axe the remaining parts, and each year will add to his tilled lands and steadily increase his profits. What at first was a bare living will by degrees become a money-making concern. He will have no landlord to sell his ground under him to a new-comer who would raise the rent on the farmer's own improvements. He is his own landlord and the land will belong to his descendants for all time. The men who go out now will be the "first families"—the landed gentry—of the district in the future. The climate is ideal for farming and ideal for health, and the conditions make a large family a help—not a burden.

All the advantages named in this book are yours for the taking. Every picture which illustrates it is a photograph from actual life on the farms that have already been bought. The practical step to take is to write to us and obtain our advice. Tell us—whether you contemplate a move or not—what your present position is. If you will let us know that we have interested you, we will discuss your own relation to this sort of proposition, and tell you frankly whether we think you are the man to make a success of it or not. To know just how the thing would work out in your particular case can do you no harm. It is at least interesting to compare your present position with the prospects in Vancouver Island. No one in this office wants to rush you into anything that is not for your own good, *because only successful farmers are wanted.*

VANCOUVER ISLAND FRUIT LANDS, Limited, 502-507, Rogers Building, Vancouver, B.C.; Belmont House, Victoria, B.C. Local Agents: Carmichael & Moorhead, Ltd., Port Alberni, B.C.; Parksville, B.C. Sole Agents for France: Cie. Franco-Canadienne, 14, Rue Auber, Paris.

WESTERN PACIFIC DEVELOPMENT COMPANY, Limited, 125, Pall Mall, London, S.W.

Appendix A.

CLIMATIC CONDITIONS IN VANCOUVER ISLAND.

TEMPERATURE, RAINFALL, SNOWFALL, AND BRIGHT SUNSHINE AT
VICTORIA, VANCOUVER ISLAND, FOR 1909-11.

	1909	1910	1911
Average Temperature	48.5	49.6	48.8
Total Rainfall	27.31 inches.	35.36 inches.	22.5 inches.
Yearly Snowfall	6.8 inches.	8.8 inches.	16.35 inches.
Bright Sunshine	1,945 hrs., 6 min.	1,878 hrs., 36 min.	1,932 hrs., 36 min.

The Tables for 1911 given below show the equability of temperature, and ratio of rainfall, and precipitation. It will be seen that even in November, December, January, and February, there is considerable bright sunshine registered. The equability of all these conditions have been generally the same for the past 20 years, and because of the intersection of the isothermal lines before mentioned, cannot be otherwise than permanent. Living conditions, therefore, are unequalled in Vancouver Island.

TEMPERATURE, PRECIPITATION AND BRIGHT SUNSHINE,
MONTH BY MONTH (1911).

1911.	Jan.	Feb.	Mar.	April.	May.	June.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	Year.
Highest Temp.	50.2	49.9	57.1	66.8	72.4	78.2	89.5	79.5	72.7	66.5	56.1	50.2	69.5
Lowest Temp.	14.9	24.4	27.2	27.7	37.5	40.2	44.7	46.2	37.8	33.5	14.2	30.0	14.2
Rainfall ...	3.58	0.96	1.93	0.59	1.80	0.78	0.14	0.68	2.25	0.61	6.49	2.79	22.55
Snowfall ...	7.15										9.10	0.10	16.35
Total Precipit'n (Rain & Snow)	4.80	0.96	1.93	0.59	1.80	0.78	0.14	0.68	2.25	0.61	7.40	2.80	24.19
Duration Bright Sunshine ...	33.06	104.06	181.86	245.48	184.86	254.18	272.48	268.12	157.48	136.48	58.48	44.48	1932.86
(Hrs. & Min.)													
Mean Temp. ...	36.2	39.0	43.7	45.5	52.2	56.4	62.2	60.1	55.5	50.0	42.8	41.8	48.8

The above are figures for one year. The records of the last ten years at Victoria show that the yearly average temperature is 50.06 degrees. The highest summer temperature was 88.5 degrees and the lowest 38.6 degrees. Lowest average winter temperature 28.07 degrees and the highest 53.16 degrees. The yearly rainfall averages 25.57 inches, and the snowfall 8.68 inches.

Appendix B.

COST AND PROFITS OF POULTRY FARMING ON
VANCOUVER ISLAND.

A FARMER'S ACCOUNTS.

The following figures will give the reader a good idea of the cost of establishing a poultry farm of 500 layers on a paying basis on Vancouver Island:—

	£	s.	d.	£	s.	d.
Land, five acres, partly cleared	100	0	0			
Buildings	292	0	0			
				392	0	0
Running expenses, feed	212	0	0			
Expenses of incubating and brooding	31	0	0			
Cost of eggs for incubating for two seasons	58	0	0			
				301	0	0
				<u>£693</u>	<u>0</u>	<u>0</u>

Estimate of profits for first 20 months. (March—October):—

SALES.

Eggs, 150 per bird at 1s. 5d. per doz.	440	0	0			
Birds, 1,000 cockerels at 1s. 3d.	62	10	0			
400 yearlings at 2s.	40	0	0			
100 pullets at 6s.	30	0	0			
				572	10	0
Stock on hand at close of account—						
100 yearlings at 2s.				10	0	0
400 pullets at 6s.				120	0	0
				<u>£702</u>	<u>10</u>	<u>0</u>
Deduct running expenses as above				301	0	0
Surplus available for interest on capital, depreciation of plant, wages, and 2 % to 3 % losses				<u>£401</u>	<u>10</u>	<u>0</u>



A SETTLER'S HOUSE. PARKSVILLE, VANCOUVER ISLAND.



PARKSVILLE BEACH.



A BRITISH FAMILY IN THEIR CANADIAN HOME.



FROM STOCK EXCHANGE TO STOCKYARD

Estimate of Annual profit from established plant:—

SALES.

Eggs from 400 pullets, 150 per bird at 1s. 3d.					
per doz. ....	....	....	....	....	312 10 0
Birds, 500 cockerels at 1s. 3d.	....	....	....	....	81 5 0
100 two-year-old hens at 2s.	....	....	....	....	10 0 0
300 one-year-old hens at 2s.	....	....	....	....	80 0 0
100 pullets at 6s. ....	....	....	....	....	30 0 0
					413 15 0

Stock on hand at close of account—

100 yearlings at 2s.	....	....	....	....	10 0 0
400 pullets at 6s. ....	....	....	....	....	120 0 0
					130 0 0
					£543 15 0

Deduct cost of running—

Feed ....	....	....	....	....	190 0 0
Incubating expenses	....	....	....	....	16 0 0
Stock on hand at opening of account as above					130 0 0
					336 0 0
Surplus ....	....	....	....	....	£207 15 0

It may be observed that no credit is taken for eggs laid by the 100 yearling birds, it being assumed that they are all reserved for incubating on the farm, or sold at special rates for hatching. Conversely, no charge is made under "Cost of Running" for eggs used for incubating. The proceeds for any such eggs are an addition to the surplus, the keep of the birds being already provided for.

A farmer who lives on Vancouver Island gives the following results from 150 hens for one year :—

RECEIPTS.			£	s.	d.	£	s.	d.
From sale of eggs ....	....	....	75	0	0			
From sale of chicks ....	....	....	10	0	0			
From increase of flock ....	....	....	5	0	0	90	0	0

EXPENSES.								
100 bushels of wheat at 4s. 6d. ....	....	....	22	10	0			
50 bushels barley at 2s. 6d. ....	....	....	8	5	0			
Sundries ....	....	....	2	0	0	30	15	0
Surplus ....	....	....				£59	5	0

To the cost of the establishment of the poultry ranch must be added the cost of the house, furniture, &c., for which the statement on expense of a small farm can be consulted.

Appendix C.

POULTRY: OFFICIAL STATISTICS.

The following statistics of poultry production and import into British Columbia, for the year 1911, are furnished by the Government :—

Home Productions :—

		Quantity.		Value.
Poultry	....	2,505,186 lb.	....	£129,397
Eggs (doz.)	....	850,373	....	52,709

Imported from other Provinces in Canada :—

		Quantity.		Value.
Poultry	....	5,124,378 lb.	....	£211,751
Eggs (doz.)	....	2,507,588	....	103,619

Imported from points outside Canada :—

		Quantity.		Value.
Poultry	....	512,437 lb.	....	£24,351
Eggs (doz.)	....	2,362,089	....	97,411
Total :—				

		Quantity.		Value.
Poultry	....	7,629,514 lb.	....	£365,500
Eggs (doz.)	....	5,720,000	....	253,769

These figures indicate the splendid opportunity for the poultryman in Vancouver Island.

Appendix D.

WORKING DETAILS ON MIXED FARMING IN VANCOUVER ISLAND.

The following information will be useful to those who anticipate going into mixed farming on a larger scale:—

DAIRYING. A good Jersey cow should cost about £10, and the returns from cream and butter should average £2 8s. per month during the year.

Cattle will pick up good feeding in the woods ten months out of the year, for winter food ensilage corn can be grown and put into the soil for 6s. per ton, and should yield about 20 tons to the acre. By the proper system of soil feeding, about two head can be kept per acre of good well-cultivated land, and about one cow per two acres under the ordinary pasturage system.

It is estimated that for the practical dairyman it is a profitable investment to pay as high as £30 per acre for good cleared land suitable for dairying. This latter statement is on the authority of the Provincial Commissioner of Agriculture and Dairying.

HORSES. There is an ever-increasing demand for heavy horses, four-year-old Clydesdales being worth from £60 to £100 each. Clyde mares should raise a foal yearly and yet do a certain amount of useful work, except for about three months out of the year. The foals are saleable as yearlings at from £20 to £25. There is a good demand for Hackneys. Light, useful horses can be purchased from £20 up.

PIGS. Pigs pay well and are good scavengers, thriving on culled fruit and skim-milk, or they can safely be turned loose on wild land. They will practically make their own living while doing an immense amount of good to the land, clearing it of bracken, turning it up deep and taking it out. Roots can be grown with profit for winter feed, but in getting ready for sale some meal is fed also. Young pigs can sell at about six weeks old for £1 each.



A STRETCH OF FARMING COUNTRY NEAR VICTORIA



THE ALBERNI LAND COMPANY'S RANCH, ALBERNI, VANCOUVER ISLAND



A CLUSTER OF CHERRIES

Dairy-fed hogs sell (live-weight) at from 3d. to 5d. per lb. and the average price of dressed pork for the past few years has been 8d. per lb.

SHEEP. Dr. A. T. Watt, who keeps the largest flock of Southdowns in the province, writes:—

"Nowhere in Canada is there to be found so equable a climate or an environment so suitable for sheep as in the area comprised in the southern end of Vancouver Island. Nowhere on the Continent do sheep thrive better than in the country bordering the North Pacific. Recent reports show that in the adjacent State of Washington the average wool clip per sheep was 8½ lbs.—the highest in the United States. The sheep kept in British Columbia are mostly of the medium or short-woolled breeds, since the greatest profit here is in mutton. There is, however, a consensus of opinion that, for such sheep, the wool clip averages high."

Mr. J. D. Reid of "Glanrosa," owner of a registered flock of Oxford Down sheep, says:—

"I have always found sheep farming most profitable. With ordinary care and judicious management 120 per cent. lambs may be depended upon, and fat lambs readily realize £1 per head. Hand feeding is rarely necessary, and the expense of running a flock of sheep is small."

Mutton commands a price ranging from 4½d. to 10d. per lb.

HAY. Rye grass, orchard grass, timothy, red clover and oat hay yield about 2 to 3 tons per acre, and the price averages £4 per ton.

OATS. Oats yield from 40 to 60 bushels per acre, selling at prices from £5 to £6 per ton of 60 bushels.

POTATOES. Potatoes yield from 6 to 8 tons per acre, or with chemical fertilizer up to 10 to 12 tons.

The following figures show what has been done on Island farms:—
Nine-tenths of an acre of bottom land produced 12 tons; 3 lbs. seed potatoes produced 68 lbs.; 60 lbs. early thoroughbred produced 1,500 lbs.

HOPS. Hops have been grown with great success in the Duncan and Cowichan districts.

PEAS. Peas produce from 30 to 40 bushels per acre, and sell at 12s. per bushel.

Consulting "Agricultural Statistics, 1911," published by the Department of Agriculture, we find the average yield per acre for various crops on Vancouver Island to be as follows:—

Wheat	....	....	....	....	36.0 bus.
Oats	....	....	....	....	43.0 "
Barley	....	....	....	....	30.1 "
Rye	....	....	....	....	24.0 "
Grain hay	....	....	....	....	2.0 tons
Hay	....	....	....	....	2.1 "
Potatoes	....	....	....	....	6.3 "
Other root-crops	....	....	....	....	6.9 "
Other crops	...	....	....	....	11.0 "
Market-garden crops		....	....	....	11.8 "

Appendix E.

WORKING DETAILS FOR FRUIT FARMERS ON VANCOUVER ISLAND.

The cost of purchasing 20 acres of land in the Alberni District on the terms offered in the text of this book, and of setting out 10 acres has worked out in practice as follows :—

TWENTY ACRES: TEN SET OUT IN FRUIT.

Twenty acres at £7 per acre	....	....	....	£140
Ten acres cleared and stumped at £35	....	....	....	350
House costing at the rate of: one room, £40; two rooms, £77; three rooms, £104; five rooms, £130 (say three-roomed)	....	....	....	104
Furniture	....	....	....	40
Outhouses	....	....	....	40
Wagon and implements	....	....	....	30
Horse	....	....	....	40
Preparing land for trees	....	....	....	40
Cost of trees, 480 at 1s. 1d. each	....	....	....	26
Setting out at 4d. each	....	....	....	8
Fencing and gates	....	....	....	40
Incidentals	....	....	....	20
				£878

(Of this amount it is necessary to have about £620 in cash.)

The following are conservative valuations for fruit lands planted with apple trees for the following periods respectively :—

Just planted	....	....	....	....	£60
One year	....	....	....	....	80
Two years	....	....	....	....	105
Three years	....	....	....	....	135
Four years	....	....	....	....	170
Five years	....	....	....	....	200

At the end of five years the establishment as outlined at the beginning of this article will be worth approximately as follows :—

Ten acres 5-year-old orchard	....	....	....	£2,000
House, outhouses, tools, &c.	....	....	....	250
				£2,250

The ten acres, adjoining the orchard, which have only been partially cleared through the household wood supplies having been cut from them, will be worth at least £20 per acre, which brings the value of the establishment to £2,450, which should throughout the life of the owner yield a net income, after all expenses have been paid, of at least £200 per annum.

As no returns can be expected from the trees for at least five years, it will be necessary to make expenses by growing root crops, small fruits, onions, &c., and by keeping poultry.

Strawberries, raspberries, gooseberries, red or black currants, and loganberries grow well and produce abundantly.



A CHERRY ORCHARD IN SOUTHERN VANCOUVER ISLAND



A TYPE OF SMALL FARM AND OUTHOUSE



COUNTRY CHURCH, PARKSVILLE

IMPORTS OF FARM PRODUCE INTO BRITISH COLUMBIA.

8,953 Horses	...	...	£277,167	11	6
11,497 Cattle—beef	...	...	142,524	15	0
1,571 Cattle—dairy	...	...	30,720	4	4
215,148 Sheep	...	...	156,304	10	0
2,202 Swine	...	...	6,822	6	0
5,636,815 lbs. of Poultry	...	...	236,102	3	0
Total value of Live Stock			...	£849,641	9 10
4,536,690 lbs. of Butter	...	...	197,295	0	0
3,273,530 lbs. of Cheese	...	...	135,269	16	0
739,131 gallons Milk	...	...	77,204	0	0
Total value of Dairy Produce			...	409,768	16 0
4,348,437 lbs. Bacon, Ham, etc.	...	...	145,633	5	0
3,317,915 lbs. Mutton, Lamb	...	...	50,840	10	0
165,106 lbs. Pork	...	...	4,486	3	0
2,411,671 lbs. Lard	...	...	59,389	0	0
Total value of Meats			...	260,348	18 0
8,175,720 lbs. of Apples	...	...	51,492	1	0
5,277,439 lbs. other Fruits	...	...	47,140	18	0
702,726 lbs. Berries....	...	...	14,442	1	0
Total value of Fruits			...	113,075	0 0
4,869,627 doz. Eggs	...	...	201,060	10	0
425,151 lbs. Honey	...	...	19,097	8	6
Total value of Eggs and Honey			...	220,157	18 6
655,473 lbs. Malt	...	...	2,114	5	0
171,110 tons Hay	...	...	628,628	2	0
1,837,695 bushels, Grain, Barley, Wheat, Oats, Rye	...	...	417,657	17	0
Nursery Stock	...	...	31,353	10	0
Miscellaneous—Canned Meats, Jams, etc.	...	...	104,413	0	0
Total			...	1,184,166	14 0
			...	£3,037,158	16 4

Appendix G.

CURRENT PRICES (RETAIL) OF FOOD COMMODITIES IN
BRITISH COLUMBIA (MAY, 1911).

Flour, per sack, 50 pounds	....	....	....	8s. 4d.
Bran " 100 "	....	....	....	6s. 8d.
Wheat " " "	..	....	....	8s. 9d.
Oats " " "	..	....	....	7s. 3½d.
Barley " " "	..	....	....	7s. 1d.
Hay, per ton ....	....	....	£4 15s. 10d. to £5 8s. 4d.	
Celery, two heads	...	....	....	10d.
Onions, per pound	....	....	....	11.
Potatoes, per sack	....	....	....	8s. 4d. to 10s. 5d.
" new, 4 pounds	....	....	....	1s. 0½d.
Cauliflowers, each	....	....	....	1s. 0½d. to 1s. 3d.
Cabbage, per pound	....	....	....	2d.
Asparagus, per pound	....	....	....	1s. 5½d. to 1s. 8d.
Eggs, per dozen	....	....	....	1s. 5½d.
Cheese, per pound	....	....	....	10d. to 1s. 5½d.
Butter, per pound	....	....	....	1s. 5½d. to 2s. 1d.
Oranges, per dozen	....	....	....	1s. 0½d. to 2s. 1d.
Lemons "	....	....	....	10d. to 1s. 3d.
Apples, 40 pounds	....	....	....	4s. 2d. to 8s. 4d.
Raisins, per pound	....	....	....	1s. 0½d. to 2s. 0.
Bananas, per dozen	....	....	....	1s. 5½d. to 1s. 8d.
Cod, fresh, per pound	....	....	....	3d. to 4d.
Cod, salt "	....	....	....	5d. to 7½d.
Halibut, fresh, per pound	....	....	....	5d. to 7½d.
Halibut, smoked	....	....	....	10d.
Salmon, fresh, per pound	...	....	....	5d. to 7½d.
Salmon, smoked ....	....	....	....	10d.
Oysters, per dozen	....	....	....	1s. 8d. to 2s. 1d.
Shrimps, per pound	....	....	....	1s. 0½d. to 1s. 3d.
Smelts "	....	....	....	4d. to 5d.

Herring, per pound	....	....	....	....	6½d.
Finnan Haddie, per pound	....	....	....	....	7½d. to 10d.
Beef, per pound	....	....	....	....	5d. to 10d.
Lamb " ....	....	....	....	....	7½d. to 1s. 0½d.
Mutton " ....	....	....	....	....	7½d. to 1s. 3d.
Lamb, forequarter....	....	....	....	....	6s. 8d. to 8s. 4d.
Lamb, hindquarter	....	....	....	....	9s. 4½d. to 12s. 6d.
Veal, per pound	....	....	....	....	7½d. to 11d.
Geese " ....	....	....	....	....	10d. to 1s. 0½d.
Ducks " ....	....	....	....	....	10d. to 1s. 0½d.
Chickens " ....	....	....	....	....	1s. 0½d. to 1s. 3d.
Fowls, live-weight, per pound	....	....	....	....	6½d. to 7½d.
Ham, per pound	....	....	....	....	9d. to 1s. 0½d.
Bacon " ....	....	....	....	....	10d. to 1s. 5½d.
Pork, fresh, per pound	....	....	....	....	7½d. to 11d.
Lard, per pound	....	....	....	....	9d. to 1s. 0½d.

Appendix H.

VANCOUVER ISLAND FOR WORKING MEN.

For reasons given in the text (see page 40 and the paragraph on "Labour," page 86), the compilers of this work are exceedingly desirous of attracting to Vancouver Island working men, whether skilled or unskilled. About all that is demanded of them is that they shall be ambitious and hard-working. The man with a trade has, naturally, advantages; but character is more important than skill. There is opportunity for all, and a man of grit and determination can look forward to a degree of prosperity impossible at home. A young married couple, prepared to show enterprise and self-denial, can do famously, and such families are so anxiously desired that we urge buyers of farms (see page 87) to endeavour where possible to take such a family with them, and to offer great inducements.

There is never any lack of work in Vancouver Island from the beginning of March to the end of October. Carpenters earn 16s. per day, and unskilled workmen 10s. per day of nine hours. The cost of board and lodging while at work need not exceed £6 per month, or less than that if the circumstances admit of the workman cooking for himself. Allowing £2 for travelling and £4 for personal expenses, and granting that a fair stock of strong serviceable clothes was brought out, the following statement shows what cash balance would appear at his credit at the end of October, allowing for 10 off-days in 35 working weeks.

A Carpenter :—

35 working weeks of 6 days, less 10 off-days	£	s.	d.	£	s.	d.	
200 days at 16s.				160	0	0	
8 months' board and lodging, at £6 per month	48	0	0				
Travelling and incidentals	6	0	0				
					54	0	0
Amount saved in 8 months							
					£106	0	0



AFTER THE DAY'S HUNT IN VANCOUVER ISLAND.



MICROCOPY RESOLUTION TEST CHART

(ANSI and ISO TEST CHART No. 2)



2.0

2.2

2.5

2.8

3.2

3.6

4.0

4.5

5.0

5.6

6.3

7.1

8.0

9.0

10

11.2

12.5

14.3

16

18

20

22.4

25

28.2

32

36

40

45

50



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SILVER SALMON CAUGHT WITH A SPOON, OAK BAY, VICTORIA, B.C



SPRING SALMON

Unskilled Workmen :—

35 working weeks of 6 days, less 10 off-days				
200 days at 10s.				100 0 0
8 months' board and lodging at £6 per month	48	0	0	
Travelling and incidentals....	6	0	0	
				54 0 0
Amount saved in 8 months				£46 0 0

Many unskilled workmen earn 12s. per day of 10 hours, and first-class carpenters £1 per day of 9 hours.

Farm hands get from £6 to £9 per month with board and lodging.

Granting that the ambition of the reader is to acquire a ten-acre selection and to occupy the periods of off-work in clearing and preparing it to produce whatever he has fixed his mind upon as a source of income later, the above tables show what cash he should have to start with.

HOW TO EARN LAND WITHOUT CAPITAL.

Any of the reputable land companies will help a *bonâ-fide* settler by agreeing to sell him a small selection of land on long terms of payment, such as one-fifth of the value in cash and the balance in four equal annual payments, the balance unpaid bearing interest at 6 per cent. per annum.

A man working at the minimum farm-hand's wage of £6 a month for 8 months of the year, paying £12 on account of 10 acres of land in advance, and a further £12 at the beginning of the second year would be—12 months from arrival—a capitalist to the extent of no less than £80.

He can get in a lot of effective work during the four months when he is not working for wages. He can erect a temporary cabin which can be turned into an outhouse later on, and if the land is not heavily timbered, he can make at least one acre ready for planting.

His cash account will stand as follows:—

DR.				CR.			
Provisions—4 months on own				Wages earned—8 months at			
farm at £3 10s.	....	£14		£6 a month and board		£48	
Personal Expenses	....	6					
Cash in hand....	....	28					
		<u>£48</u>				<u>£48</u>	
The value of the acre cleared will now be	....		£36				
And he will have paid as the second instalment on his							
entire purchase	....		12				
The cabin built by his own labour is worth	....		20				
His tent (occupied temporarily while building cabin)							
and his tools and cooking utensils are worth, after							
allowing for wear and tear	....		10				
And he has cash in hand	....		28				
			<u>£106</u>				
He has paid two years' instalments	....	£24					
Bought tent, tools and cooking utensils for		14					
			38				
So that his profits on the year are	....		£68				

His Balance Sheet would show the following figures:—

ASSETS.				LIABILITIES.			
Cash in hand....	....	£28		Debt on land—8 acres at £6		£48	
Tents, tools, nails, store, &c.		10		Capital account	....	80	
Land—1 acre	....	£36					
9 acres at £6 ....	....	54					
		<u>90</u>					
		<u>£128</u>				<u>£128</u>	

During the first five years the energies of the settler will be taken up in earning the money to pay off the debt on the land; four months each year will be spent in carrying out improvements on the land. At the end of five

years he should arrive at the point where he can launch out and make his income out of the land itself.

A study of the figures given under "Mixed Farming," "Poultry," and "Fruit Growing" will show what can be done under the conditions now obtaining. His ten acres will have been paid for; he will have the title in his own hands. At least six acres will be in cultivation, or ready for it. Land values will have risen, and his establishment will stand as follows:—

Six acres cleared land partly planted	....	....	£300
Four acres unimproved	....	....	40
Other improvements	....	....	30
			£370

With a producing property valued at £370, the settler can begin his new life in whatever branch of endeavour he has selected.

The plan outlined can be carried out successfully by any unmarried man, and better still by a young married couple, if the wife is willing to go out into service for the first three years and contribute her earnings to the family pot.

For those so situated the following figures are given:—

Wages of domestic servants:—

General servants, from	....	....	£3 to £6 per month.
Housemaids	....	....	4 to 6 „ „
Plain cooks	....	....	4 to 6 „ „
Good nurses	....	....	4 to 6 „ „
Extra good cooks	....	....	5 to 7 „ „

Girls of 16, £3 per month and board. There is a good reception home for girls at the Y.W.C.A. Offices, Courtney Street, Victoria.

Appendix I.

SOILS OF VANCOUVER ISLAND.

The different types of soil encountered in Vancouver Island vary considerably in character.

TIDAL MARSH.

This type of soil is found along the coast especially at the heads of the inlets, which indent the West coast of the island. It supports a heavy growth of marsh grass, and the surface is sometimes composed of a thick layer of partially decomposed fibrous organic matter formed from the decay of this vegetation. Areas of this land when properly dyked and drained are very prolific.

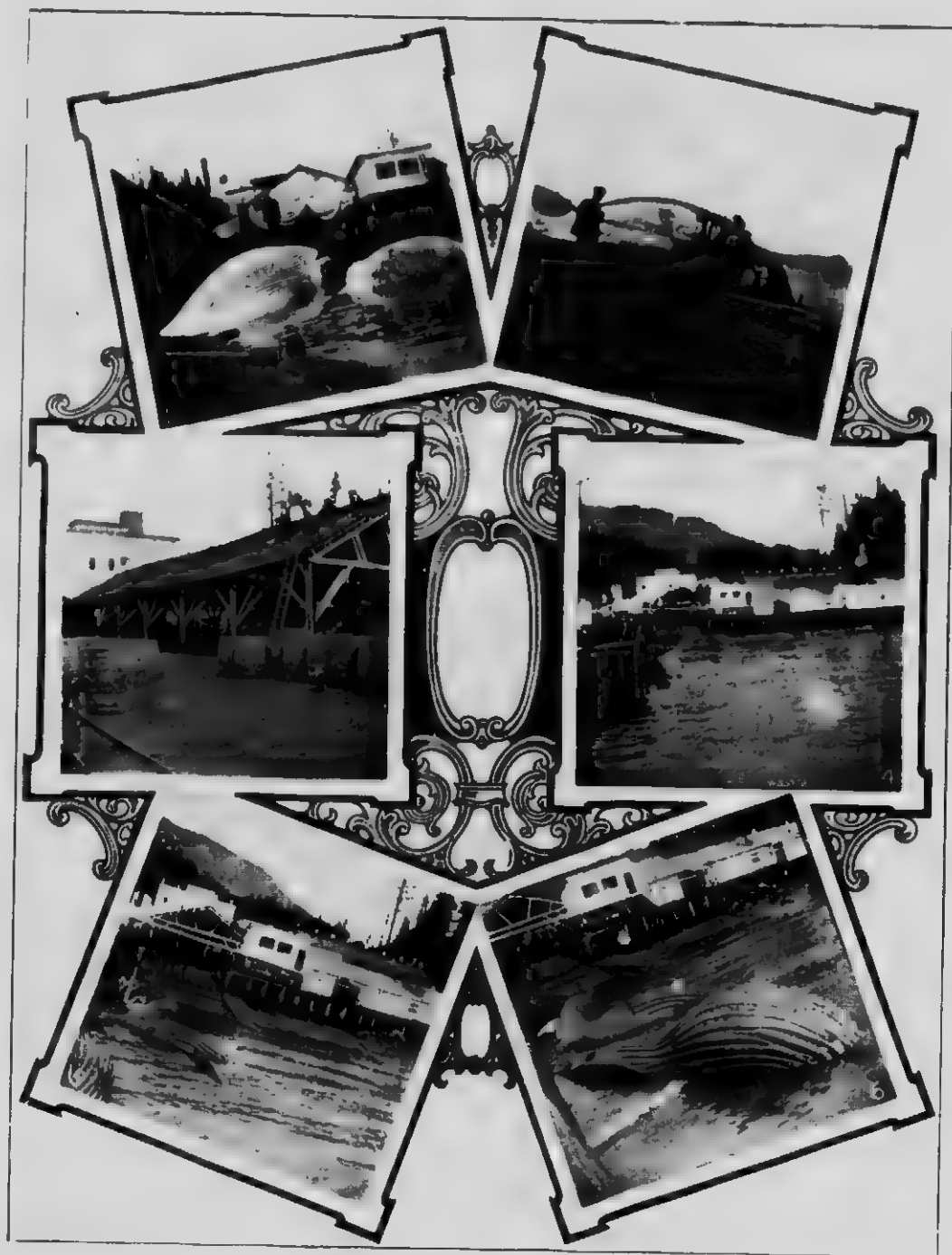
BOTTOM LANDS.

Bottom lands are divided into the following sub-classes :—

BEAVER DAM. These areas represent deep accumulation of organic matter at various stages of decomposition, formed by the damming back of small streams by the industrious little animals. The conditions favouring the growth of willows and other water growth, also the killing by drowning of the larger trees, which in time fall and rot, add to the accumulation of vegetable matter, which being decomposed and mixed with silt brought down by the streams, produces when drained an ideal soil for the growth of onion, celery, oats, and the bramble fruits. There are many such areas in the Alberni Valley.

ALDER BOTTOMS. The black soil, rich in humus, in these bottoms has been formed by the rotting of the fallen leaves of the alder tree, which always favours places underlain with clay.

RIVER BOTTOMS. The Alberni lands occupying the river valleys are very productive and are considered to embrace the most valuable farming lands. The soil is generally composed of silt and decomposed vegetable matter reposing on a gravel sub-soil. With the exception of the last-mentioned the settler should never attempt to grow the large fruits on bottom lands.



VANCOUVER ISLAND WHALE FISHERY.



A VANCOUVER ISLAND ELK.

BENCH LANDS.

These are divided into two classes :

(1.) Light sandy loam on a gravel sub-soil. We have here the ideal condition for all the large fruits, such as apples, plums, pears and peaches. The drainage so vital to the welfare of fruit-trees is assured, and with proper and sufficient cultivation the careful grower will net a handsome return. Where the land is too light and gravelly for fruit, the chicken-house should be located.

(2.) The second class of bench land is the red and chocolate loam resting on a clay sub-soil. There are thousands of acres of this land in the Alberni Valley and on the East coast of Vancouver Island. The first settlers rarely tried to clear and cultivate these tracts, as they were not so easily cleared as the alder bottom and willow swamps. Experience is proving that these lands amply repay cultivation. The clay breaks up freely and mixes with the sandy loam in the ideal proportion. These shot clay soils produce the heaviest crops of clover, which, when ploughed in, add the necessary humus to the soil. This is the all-purpose soil of Vancouver Island and is suitable for the cultivation of small fruits, vegetables of all kinds, forage crops, and, when well drained, the larger fruits.

Appendix J.

HOUSES ERECTED FOR SETTLERS.

Thanks to the superabundance of timber, wooden houses can be put up at a very low cost on Alberni Farms. Owing to the mildness of the climate (See Appendix A) they are excellently comfortable. Although bare and hard-looking in the elevation-picture, they very quickly become picturesque and often beautiful with creepers and flowers.

Illustrations of typical houses occur at various places in the text (see opposite pages 29, 44, 45 and 53.)

Appendix (see pages 69, 70 and 71) are ground plans and elevations of farmhouses containing three, five and seven rooms, which we are prepared to erect ready for the settler's occupation at \$385, \$1,050 or \$1,500 respectively.

Appendix K.

SPORT AND FISHING IN VANCOUVER ISLAND.

GAME FISH.

The game fish of the Island include some of the best sporting varieties. Practically speaking, all the streams and lakes contain trout of some kind or other, chiefly the rainbow or cut-throat varieties. Very large fish are caught in the bigger lakes by trolling, but there is no trout water in British Columbia where the fish will not take a fly. Larger fish are caught on the fly as a general rule in the streams than in the lakes. In the heat of midsummer, when the rivers are low and fly-fishing is hardly practicable except in the early morning and late evening, excellent sport is given by sea trout in the estuaries. These sea-run fish average heavy: two-pounders being common, three-pounders by no means rare, and four and even six-pounders occasionally caught. As a general rule, they take a fly well even in the salt water.

Several varieties of Pacific salmon run in millions all along the coasts of Vancouver Island. Of these the "Spring" salmon are the finest table fish and attain to the greater weight, although average weight depends a good deal on locality, as is the case in other salmon countries. The best known and handiest reached places on Vancouver Island for the biggest type salmon are Campbell River and Comox on the east coast and Alberni and Nootka Sound on the west coast, fifty-pounders being common at all of these places. Twenty to thirty-pound fish are common in any of the estuaries when the run of "Springs" is on. Spring salmon are caught in these waters practically all the year round. In February and March there is a run to the rivers, but the big run comes in August, September and October, varying in date according to locality.

There is a run of small cohoes in May and June, but these early fish, although very game, do not average very large. The big run of cohoes does not arrive as a rule until the latter part of September, when their number is legion all over the coast, and the sport they give is superior for their size to that yielded by the springs as they play near the surface. The Autumn coho is about nine pounds in weight on the

That British Columbia salmon will not take a fly is a fallacy which was long since disproved. Both spring salmon and cohoes are caught in considerable numbers every season by anglers who know how and where to use a salmon fly, and give splendid sport in suitable waters.

The expert with a spinning bait will be able to kill many large fish in the rivers.

Most of the fishing for salmon here is in the form of trolling in the sea with a spoon, by which means the veriest tyro is able to kill many fine salmon.

Another fine fish is the Steelhead, classed by different authorities as salmon or trout. It attains a large weight and gives very fine sport on a good-sized salmon fly expertly fished.

Freshwater Black Bass are not native to Vancouver Island, but have been introduced with success into several lakes.

SHOOTING.

For sport with dog and gun there are pheasants, willow grouse, blue grouse, snipe, quail, brant, the Canada wild goose, and duck.

The pheasants are Chinese ring-necks, and the Government (which restricts the shooting by law to cock birds) has lately been hatching and turning out true Mongolian pheasants. These birds have been tried in England, but were not found to rise well. In Vancouver Island they appear to have proved more satisfactory, but they are still experimental.

By the nature of the country, the man who makes a good bag of game works hard for it, but this is one of the fascinations of the sport to most sportsmen out here, who are not looking for enormous bags of game found and driven to their guns by beaters, but take a zest and pleasure in the hard work of a long day with a favourite four-footed friend. A man who wants luxury with his shooting is little likely to be suited with what Vancouver Island has to offer him, but the man who takes a delight in vigorous, outdoor exercise in the company of a good dog, with an excellent chance of a fair bag of game, can get it at any time of the season.

Willow Grouse (the local name for Ruffed Grouse) is common all over the Island. In the early part of the season the birds frequent the swamps

and thickets, where they are difficult to get at, but, when found, are apt to play into the hands of the pot hunter by the way they have of perching in the trees and staying there until he spots and takes pot-shots at them. Later on, however, when the swamps become overflowed, they take to higher and more open ground, when the sport they afford over a good dog is by most British Columbia sportsmen considered the best shown by any of the game birds.

The Blue Sooty, or Blue Grouse is a timber bird which is plentiful, particularly in these places in the hills where there are bare patches of rock among the tall timber.

Shot on level ground over dogs, the blue grouse is not a particularly hard bird to hit, but among timber, and especially on steep hillsides, where they invariably fly down-hill at a great pace, they afford shooting which is difficult to beat for its sporting quality.

Quail provide very fine sport with a good setter; and snipe can be found in field ditches in November and December. Canada geese and wild duck are shot, like quail, over decoys.

BIG GAME.

Larger game, such as deer, can be found in remoter districts, and an expedition after bear will not come back empty-handed. Deerhunting with dogs is illegal, and the Wapiti, or American elk, is protected altogether for a term of years. Black and grey wolves can be found in the northern and north-western parts of the Island, and they fetch a Government bounty of fifteen dollars (£3 3s.) a head. The panther, or mountain lion (cougar) yields a handsome skin; but it ranks as vermin rather than game, the Provincial Government paying the same bounty as for wolves. To hunt these fine beasts it is necessary to hire a guide, who will furnish suitable dogs, and this sport, like the pursuit of the black bear, has the spice of danger in which to many sportsmen is an unequalled attraction.

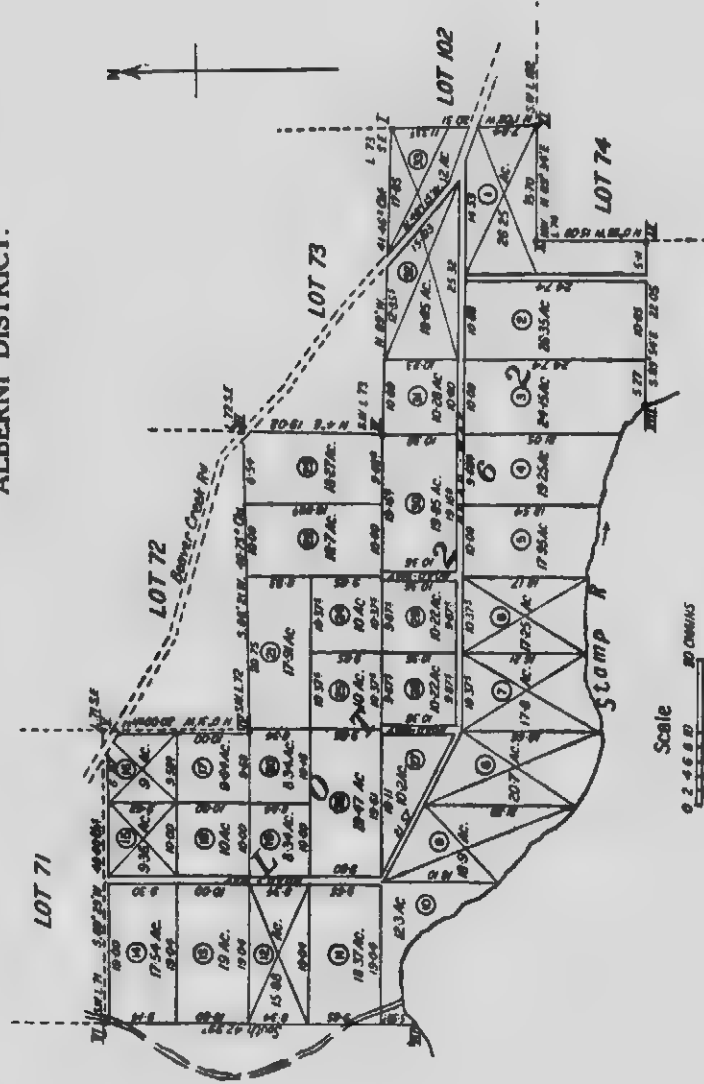
The farms on the annexed plan (Stamp River Farms, D.L. 262, Alberni District) are beautifully situated in the fertile Alberni Valley, on the banks of the Stamp River. Each farm is connected by a splendid wagon road with the settlement of Beaver Creek, four miles away, with the town of Alberni (10 miles) and the city of Port Alberni (12 miles). The Canadian Pacific Railway Station ("The Loop"), Port Alberni line, is two miles from Beaver Creek Station.

The land is of a slightly rolling character, and is suitable for mixed farming, fruit-growing and poultry. There is also a certain amount of bottom land, light swamp, suitable for root crops.

Abundance of salmon and trout can be caught in the rivers and streams adjacent to these farms, and deer are plentiful in the surrounding districts.

The price of these farms is \$35 per acre, four-fifths of which may, if desired, be paid in five equal annual instalments with interest at 6 per cent. The land is sold subject to the standard form of contract with the Railway Company, which reserves all coal and mineral rights.

PLAN of sub-division of LOT 262, ALBERNI DISTRICT.



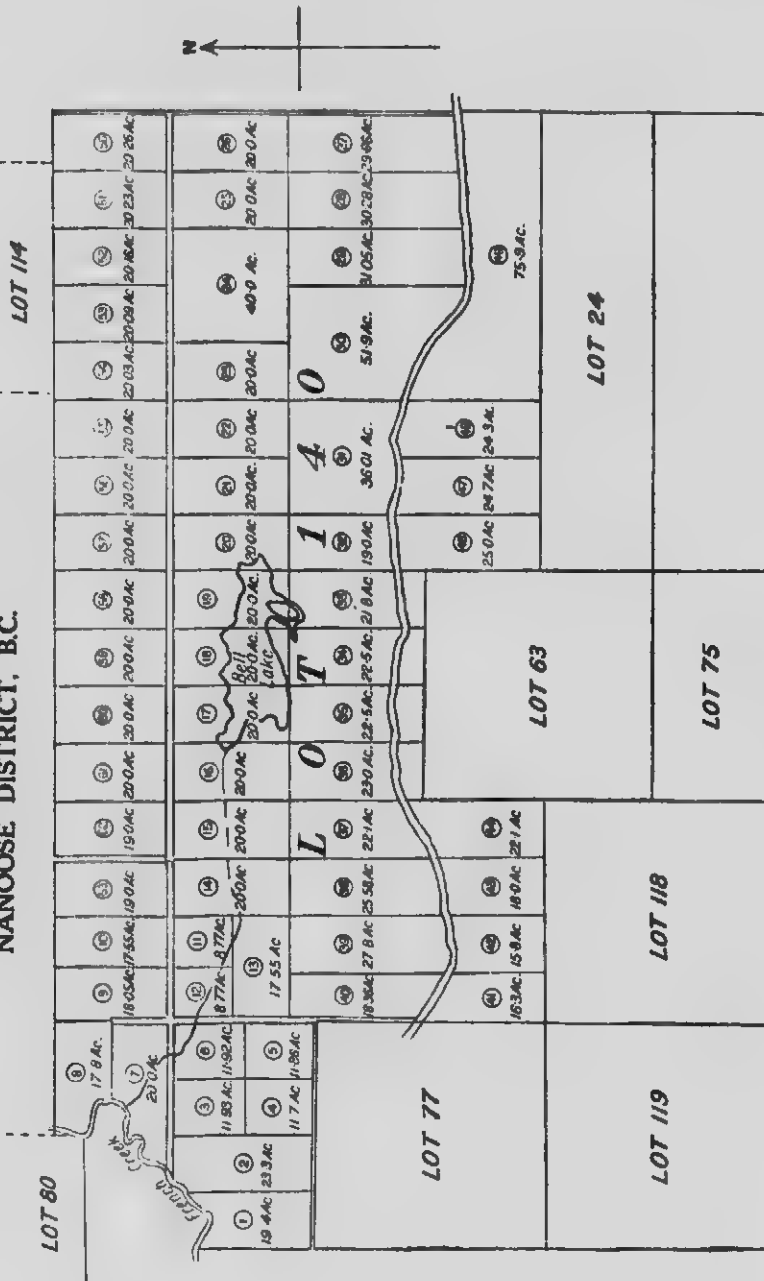
STAMP RIVER FARMS. D. L. 262, ALBERNI DISTRICT, VANCOUVER ISLAND.

The farms on the annexed plan (Nanoose Farms, D.L. 140, Nanoose District) are in the beautiful and well-watered valley drained by Englishman's River and French Creek. None of the Farms are farther than two miles of the railway which is operating between Victoria and Port Alberni. The farms are connected by wagon roads with the settlement of Parksville (three or four miles distant) and are close to McBride Junction and Coombs. The land is of a slightly rolling character, well adapted for mixed farming, fruit-growing and poultry. There is also a certain amount of bottom land and slight swamp, very suitable for root crops.

The purchasers are required to make or cause to be made on the land improvements to the value of \$15 (£3 3s.) per acre within three years from date of purchase, and to reside or have a representative reside in a dwelling on the property for a period of six months within two years of date of purchase, and for six months in each year thereafter during the term of agreement. The price of these farms is \$35 per acre, four-fifths of which may, if desired, be paid in five equal annual instalments with interest of 6 per cent. The land is sold subject to the standard form of contract with the Railway Company, which reserves all coal and mineral rights.

PLAN of sub-division of LOT 140,

NANOOSE DISTRICT, B.C.



The farms on the annexed plan (D. L. 139, Nanoose District) are ready for occupation. The property lies three-quarters of a mile to the south of the main line of the Canadian Pacific Railway (Island Division) between McBride Junction and Coombs railway stations. The main road to Errington runs through the western farms, and the other roads are at present under construction. There are churches, stores and schools at Coombs and Parksville villages, situated about three miles away.

The land is of a rolling character adapted to mixed farming, fruit growing or poultry raising, and there is also a percentage of bottom land and light swamp suitable for root crops. The land is at present in an uncleared state, but this district is much more lightly timbered than the farming areas on the western coast of the Island and consequently more cheaply brought under cultivation.

The purchasers are required to make or cause improvements to be made on the land to the extent of \$15 (£3 3s.) per acre within three years of the date of purchase, or reside or have a representative reside in a dwelling on the property for a period of six months within two years of date of purchase, and for six months in each year thereafter during the term of agreement. The price of these farms is \$40 (£8 8s.) per acre. Terms, one-fifth cash, balance in five equal annual payments with interest at 6 per cent.

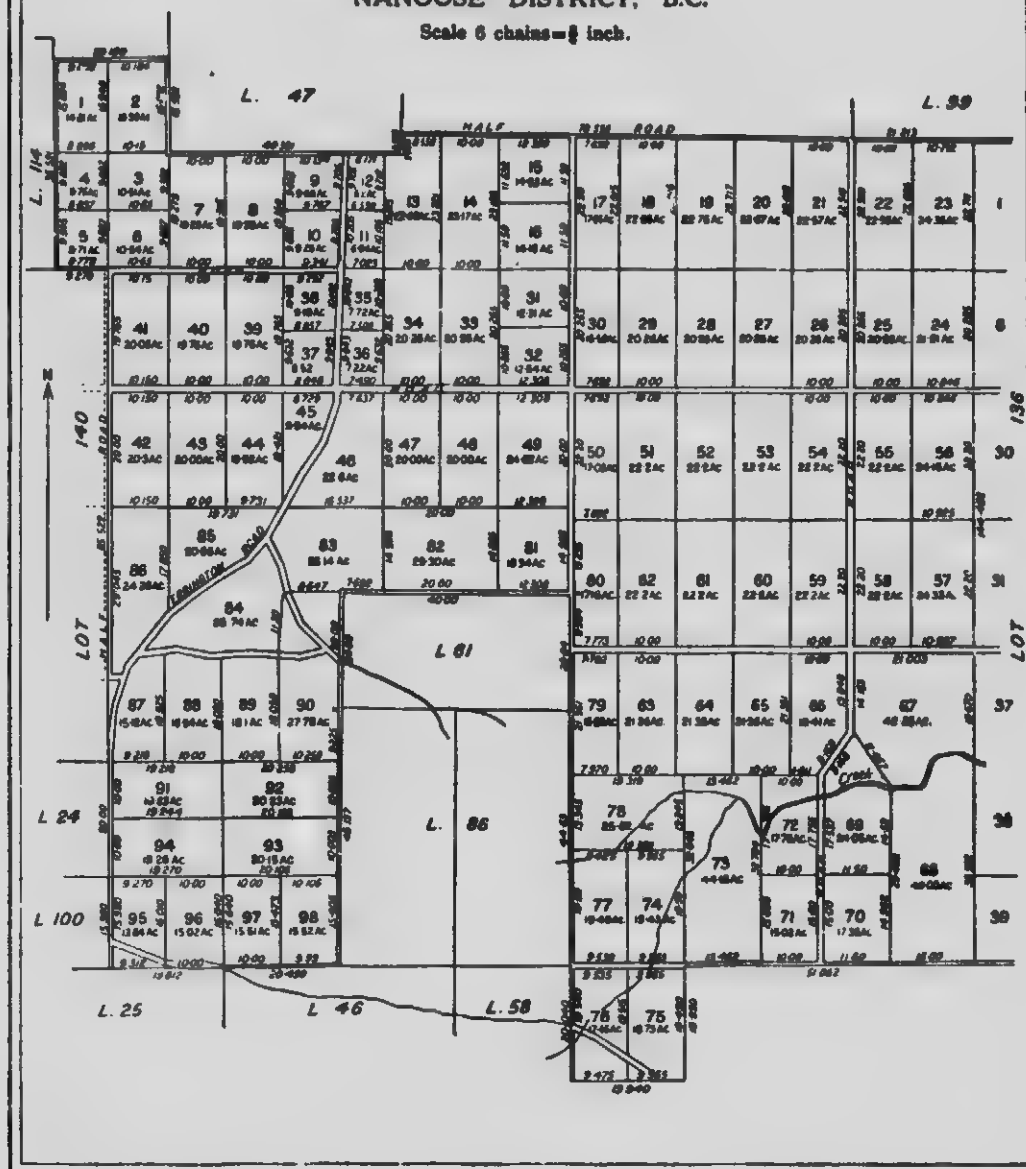
The farms are sold subject to the standard form of contract with the Railway Company, which reserves all coal and mineral rights.

Blocks 1 to 10 have been set aside by the Company and are now being cleared as a demonstration farm, and on this all kinds of produce will be grown. The cost data will be carefully kept and the benefit of these statistics and information will be at the disposal of settlers. Six of the blocks in this subdivision are being fenced and partially cleared and will be sold ready for immediate farming.

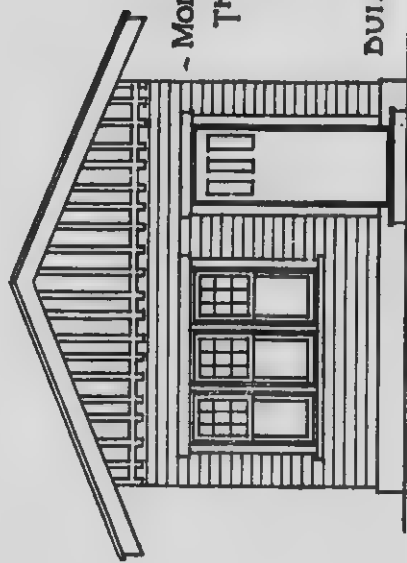
PLAN of sub-division of LOT 139

NANOOSE DISTRICT, B.C.

Scale 6 chains = $\frac{1}{2}$ inch.

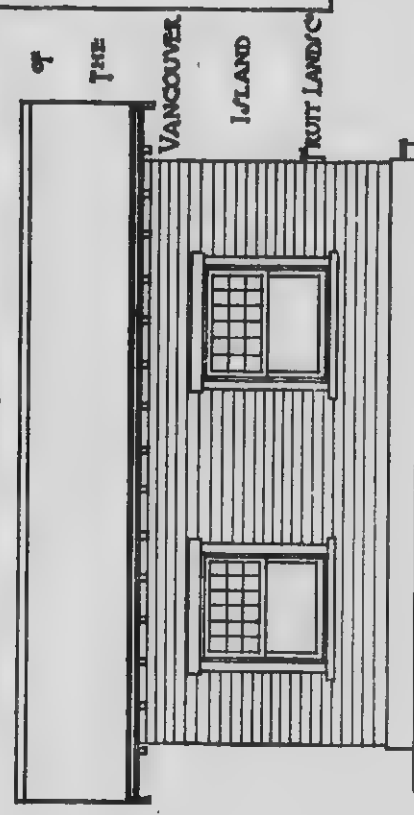


NANOOSE FARMS. D.L. 139. NANOOSE DISTRICT, VANCOUVER ISLAND.



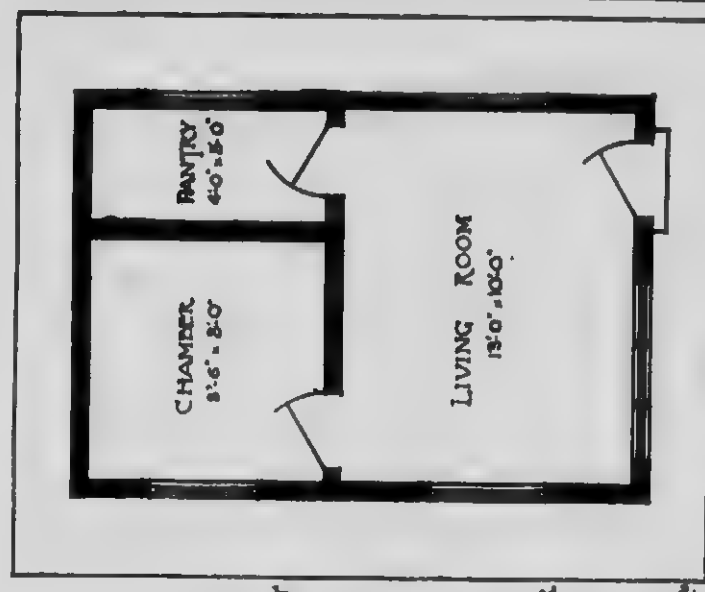
MODEL N° 2 ~
THREE ROOMS
TO COST \$ 385

BUILT FOR SETTLERS
ON THE STEADY FARMS
of THE



VANCOUVER
ISLAND
FRUIT LANDS

VANCOUVER ISLAND COTTAGE



CHAMBER
8'-6" x 8'-0"

PAINTY
4'-0" x 5'-0"

LIVING ROOM
13'-0" x 10'-0"

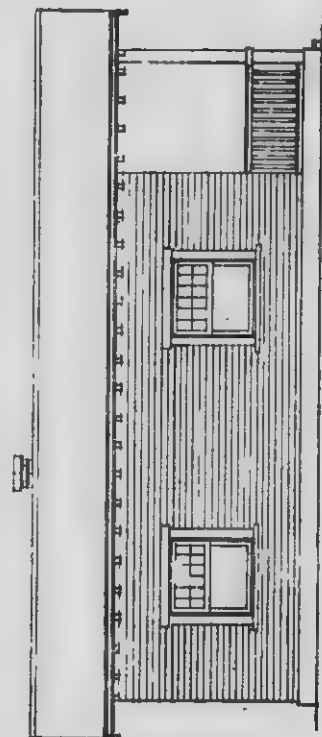
PLAN

VANCOUVER ISLAND COTTAGE

MODEL NO. 4
FIVE ROOMS

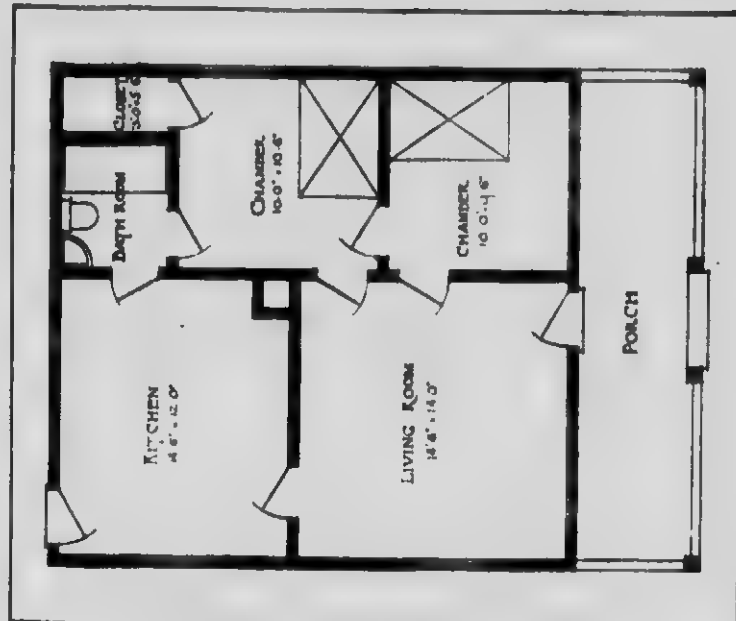
TO COST \$1050.
WITH BATH AND
PLUMBING FIXTURES

FRONT ELEVATION



SIDE ELEVATION

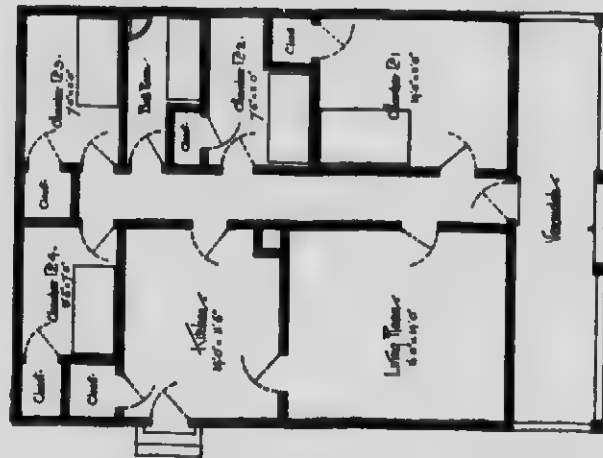
1. BUILT FOR SETTLERS -
ON THE SEMI READY FARMS



PLAN

Built for Settlers on the semi-ready-made Farms
of The Vancouver Island Fruit Lands Company.

Two and \$3500.-
1891 Dues and Expenses \$125.00



Front Election!



Side Questions

Plan

1. What is the main purpose of the passage?
 2. Which of the following is NOT a reason for the decline of the American dream?
 3. What does the author think is the most important factor in the decline of the American dream?

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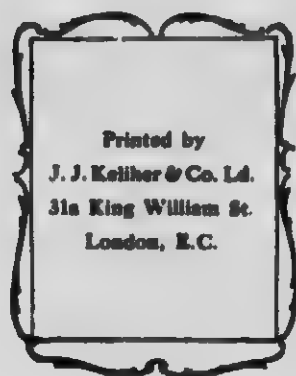
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MAP OF
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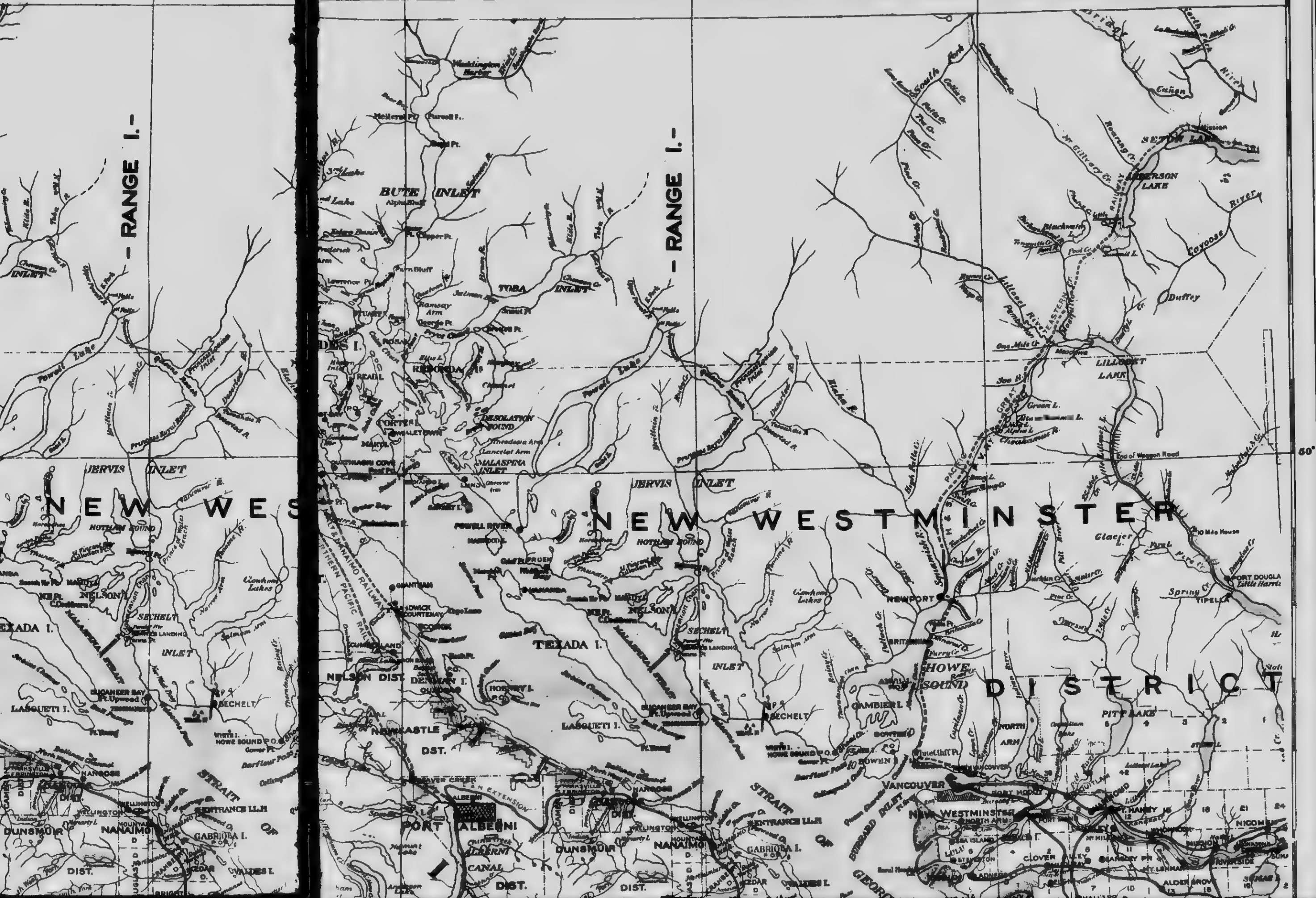
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MAP OF VANCOUVER ISLAND BRITISH COLUMBIA.

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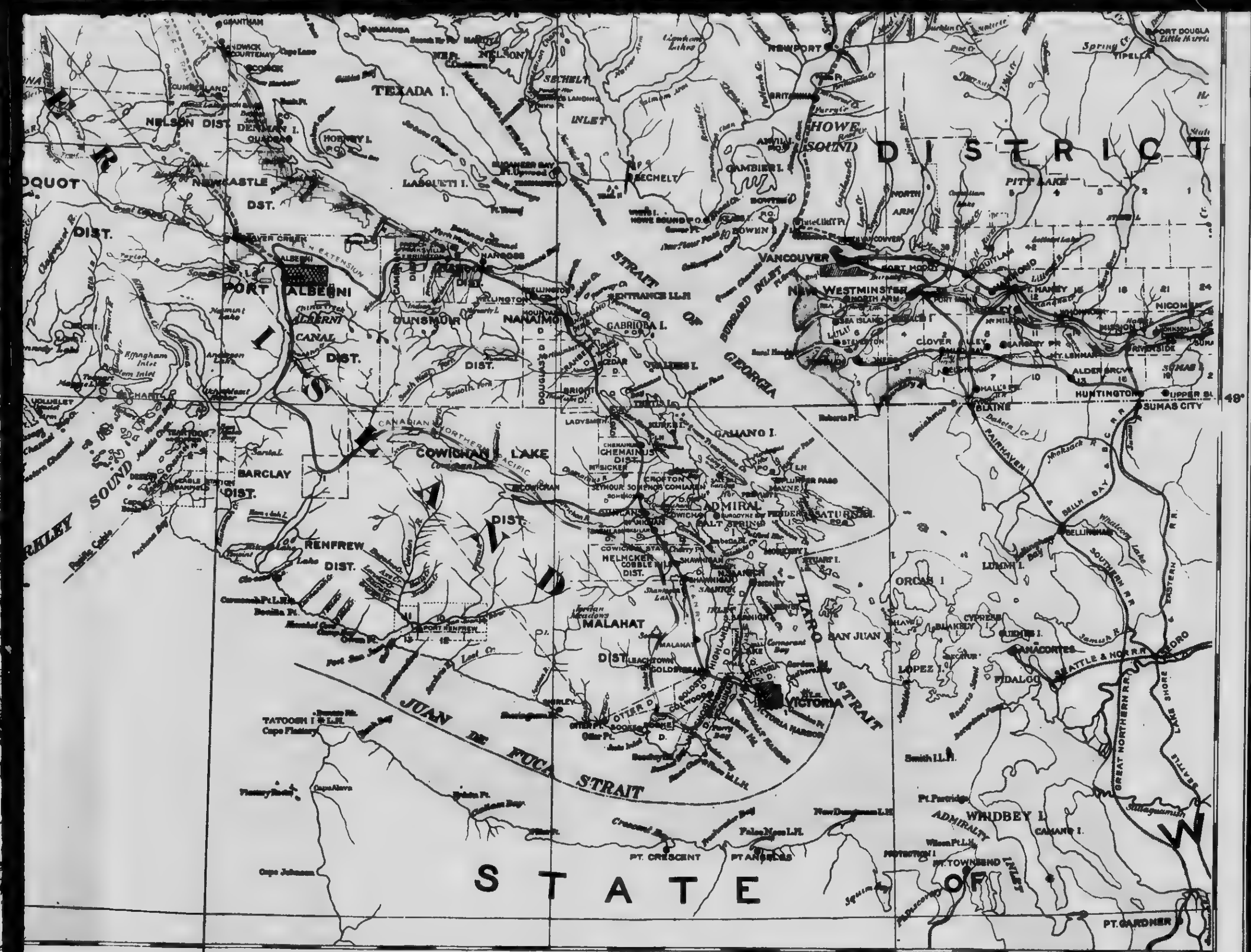
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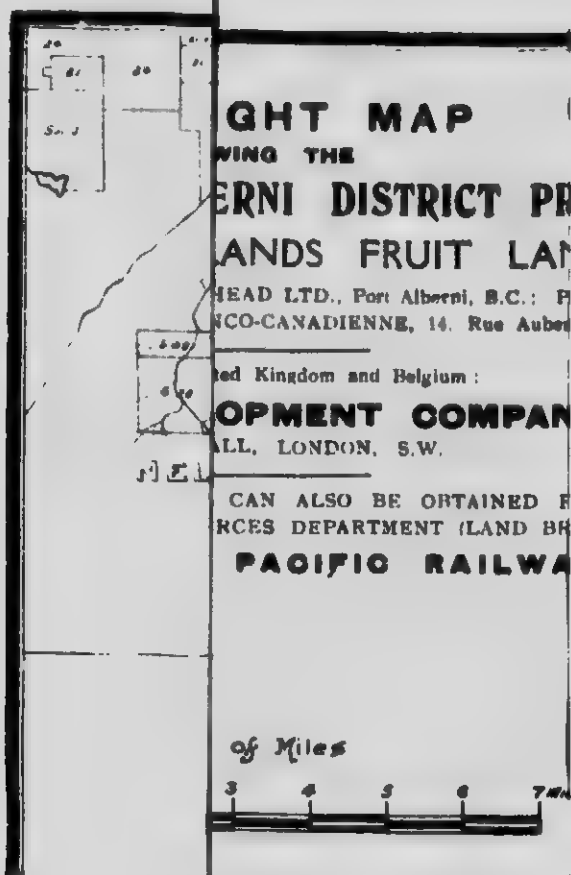
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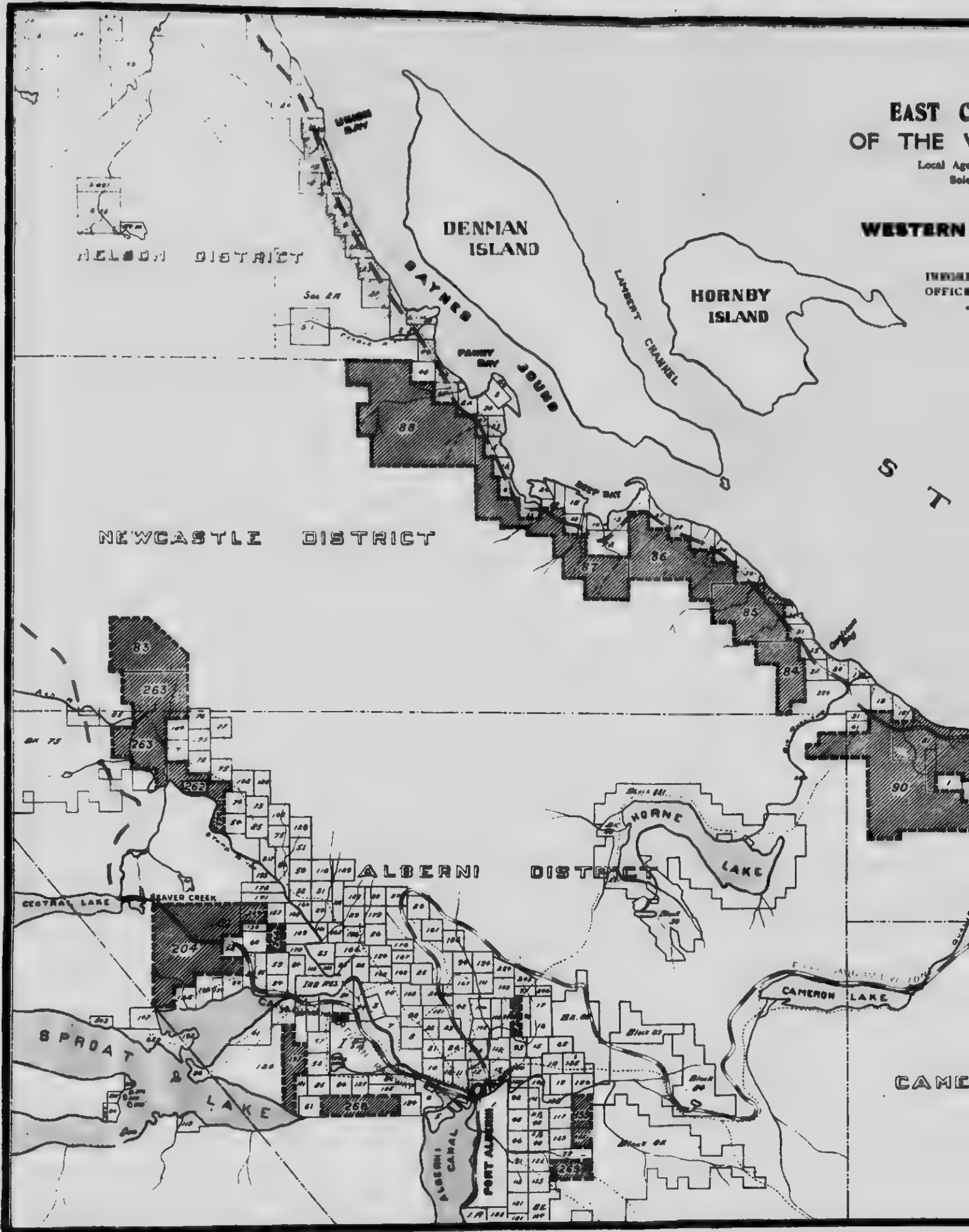


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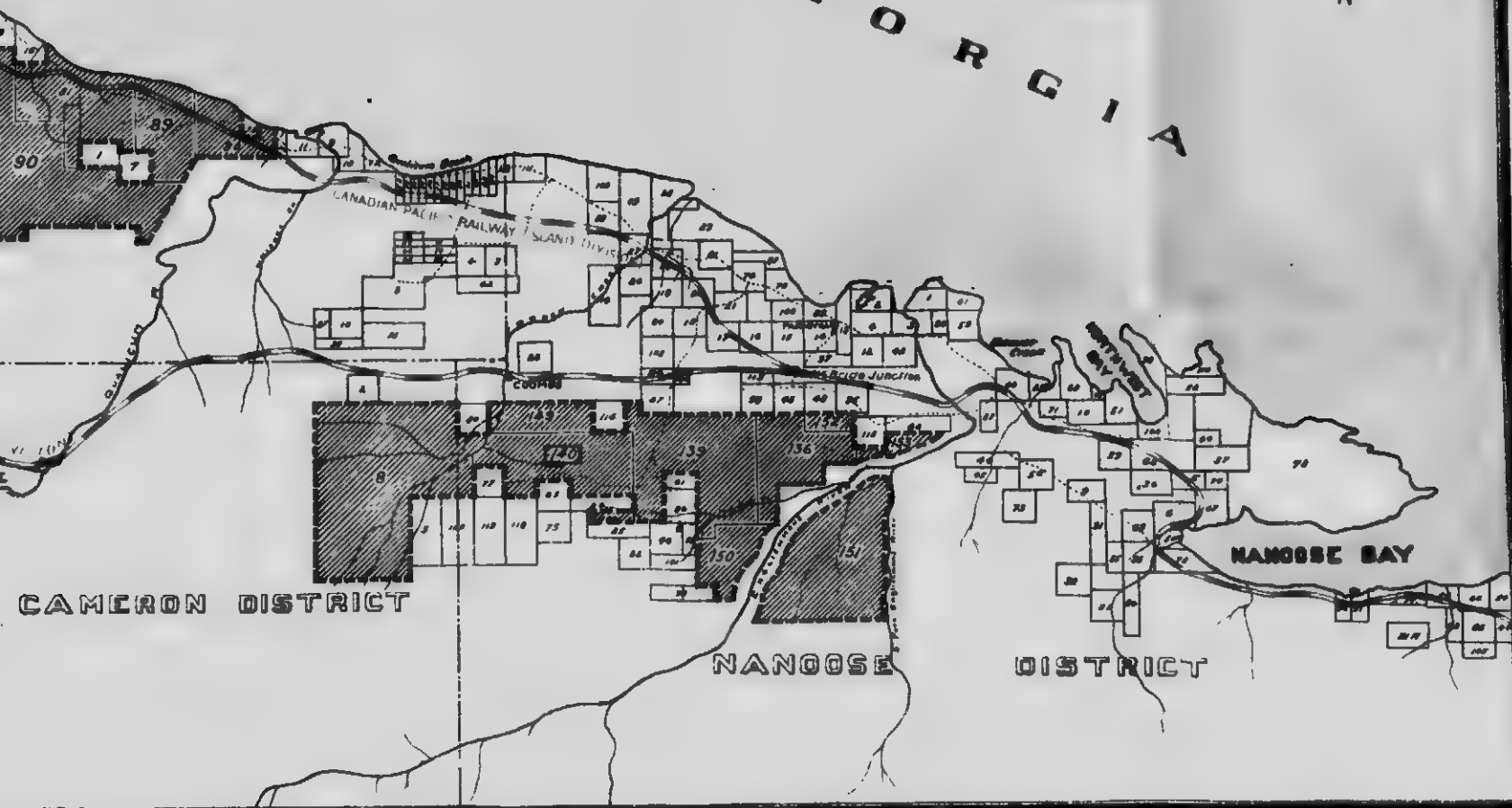
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